



Everyday
HOMES
for
Queenslanders.

by THE HOME BUILDING PUBLISHING COMPANY.

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Compendium
of
Queenstand Home Designs



A SERIES OF DWELLING DESIGNS

including designs of

JOINERY, ARCHES, PANEL CEILINGS

GABLES, FENCES & STEP RAILINGS



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Preface

The aim of this book is to place before the public in illustration, the designs of a series of houses erected in Queensland within recent years, the cost of which, is suited to average individual requirements, at prices ranging from £100 to £900.

Mainly they are drawn in the "flat" method of usual building plan style. After much consideration the Publishers decided on this method for two reasons. Firstly, if any particular style of elevation is selected by a Client, the Builder (who is not usually a first-class draughtsman) is enabled to copy the plan with a minimum of trouble, this being the type of plan the Builder has to supply to Local Authorities, and it is also the standard type of plan used in the Building Trade. Secondly, misunderstandings arise between the Client and the Builder when an illustration in full perspective, although quite pleasing pictorially, and satisfactory to the Client, does not without the accompanying flat elevation and ground plans, convey the strictly correct impression of the finished home to the Client. These illustrations, then, will remove any possibility of misunderstanding, save time, create confidence and leave the clearest possible impression on all minds concerned (including the civic authorities), of what the building is to be.

Choice of residence is an individual preference ; some will prefer one type, some another ; and that is as it should be. The Plans have one point in common, they are examples of residences, varied in style, accommodation and cost, built in Queensland in the past five years.

Possibly no single example will fulfil an individual need, but undoubtedly there will be some features that appeal, and, using these as a basis, any reputable Builder should be able to evolve a plan that is satisfactory to personal requirements. In this connection it is advisable to make a maxim, that not a nail to be driven, until everything is settled on paper. This will save any misconception on either side.

No prices are given in this Book, because of the varying prices and conditions in Queensland that have prevailed and will prevail over a period of years. An approximate quotation can quickly be given by a Builder who is conversant with local prices, of material, labour and conditions.

Acknowledgment is due to the Brisbane Timber Merchants' Association and to the State Advances Corporation who have granted permission for Joinery and Arch plans to be included in this book.

Introduction

TO THE HOME BUILDER.

FURNISHINGS.

When planning the type of building required, and when the ground plan appears to be all that is desired, the furniture for the new home should be considered, whether purchased immediately, or furnishing over a period of years.

It is not suggested the type of furniture be considered, but the sizes and quantity. For instance, should the desired main bedroom suite be one of the five-piece type comprising large double wardrobe, low-boy, double bed, dressing table, and either a pedestal or upholstered seat, these will absorb quite an amount of space. In the mind's eye, every one of these pieces should be placed in the bedroom. Casements and door openings should be in the right places to allow sufficient room.

The breeze, or aspect wished for, and any other requirements should be considered.

Now, for the lounge room. Should there be a lounge suite, occasional table, and possibly a piano, wireless, or both, consideration should be given to the positions of this furniture. If there is an arch to the dining room, is it too large? Are the openings in the right places and so on. This rule should be applied to every room in the proposed home and the forethought will indeed have been worth while.

APPEARANCE.

A home costing £600, and simple in shape and plan, is really better value than a home which has its roof line and walls full of breaks, bay windows, and gables. The time and material used on this kind of thing is surprising, and it must be realised that on Brisbane prices, each gable costs about £6 more than a plain hip roof, on, say, a twelve foot span; and a bay window will cost at least £10 more than a plain wall with two or three casements. Of course this does not mean that the simpler the better, as any tradesman worthy of the name, can make just as good a job with a few "fal-de-lals" as on a simple construction. It is the varied styles of elevations and finishes seen in streets of Queensland towns that does away with the drabness and monotony, when rows of houses are noticed built to the same elevation.

It is purely a matter of cost, how much finish and decorative effects is inbuilt to a dwelling. It must be remembered however, that in the buildings of to-day, square effects are the rule, fancy scroll work, fluted mouldings, decorative effects on barges, facias and railings appear to be things of the past; they were hard to clean and required a certain amount of dexterity to

paint. Apart from this it is felt that every building contractor at times, likes to build for a client whose views, if not extreme, are somewhat out of the usual rut, who will allow his contractor to introduce innovations that appear to improve the appearance or make the building more comfortable to live in. It is both client and builder, who are really responsible for the radical improvement on previous years' types of dwellings.

THE BUILDER.

The prospective home builder is recommended to invite quotations from building contractors of repute, if necessary, making an inquiry about their ability to please, from their former clients. This is not unjust by any means. With the investment of quite a considerable sum of money, it is desirable that such money be spent to the best advantage, obtaining workmanship and material of quality, that will weather the years with the best procurable. "Cheap-jacks," should be left severely alone; their price-cutting practice does not allow them to do a good job, and generally they scheme to buy the cheapest material irrespective of quality.

Above all, the "five-eighths" should be avoided; the "friend" or acquaintance who knows all about building, advises where to go, what to have, and in fact, could build the house if the time was available. He may know nothing of the Queensland standard classification of timbers; his advice about door and window openings, lay-out and elevation may be faulty, and in fact, he may give cause for a builder to think his client a crank; but a moment's thought will disclose that the builder realises full well, that his best advertisement is the entire satisfaction of his client. If he is not this type of builder he does not deserve any consideration. Into every trade, profession and society has crept a certain number of opportunists and "know-alls" but it will be found that the majority of members of every craft are quite reliable.

If a builder is a progressive individual at all, he will supply his client with a sketch, showing the ground plan and the proposed elevations, also a specification covering the construction and material in detail.

The Home Builder should be an individualist, and have his house planned to suit himself; he is going to live in it, perhaps for a lifetime.

To assist in choosing or devising a plan to suit a prospective home-builder, it is suggested that each individual ground plan be studied, ignoring entirely the elevation and noting the numbers of plans that appeal; then following the same procedure with the elevations. If by comparing the numbers, one or several coincide, all is well. If you are unfortunate in this respect, preferably, the best liked ground plan should be retained, noting any alterations required, and the builder will draw several alternative elevations, containing the main features of the best liked elevations.

Following this method of making a choice, the client will save his builder and himself, quite a lot of trouble in forming a groundwork on which an ideal home may be completed.

The designs in this Book are drawn to $\frac{1}{8}$ scale reduced by $\frac{1}{4}$.

Contents

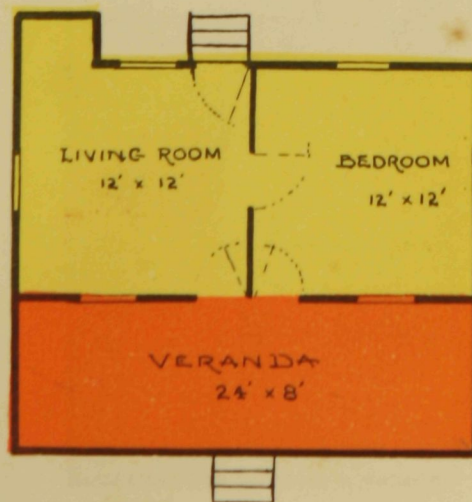
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DESIGN No. 1

492 Sq. Feet.

Quite ordinary but to the individual of little cash, it is desirable for the cheapness of construction and admirably lends itself to future extensions.

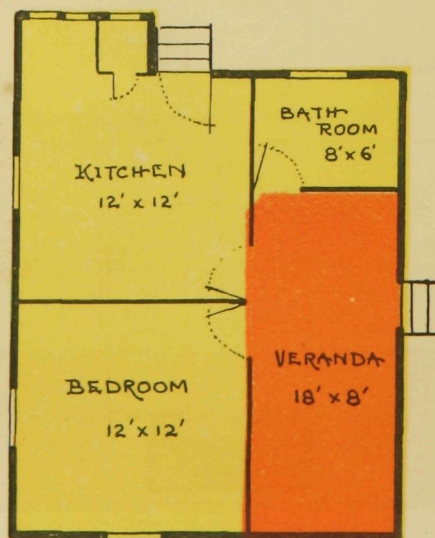


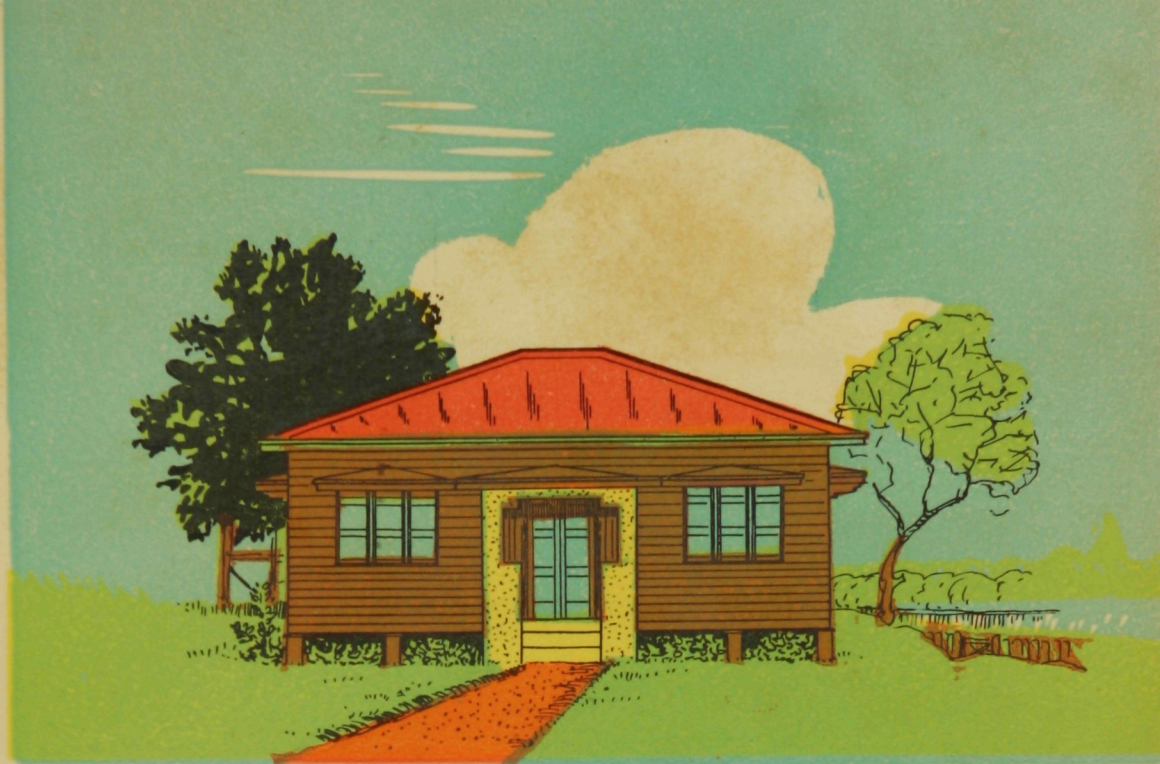


DESIGN No. 2

498 Sq. Feet.

Just a variation of No. 1 for the person who feels that a bathroom is indispensable but feels that it would be out of place on the front verandah. This plan lends itself to quite modern extensions at a later date.

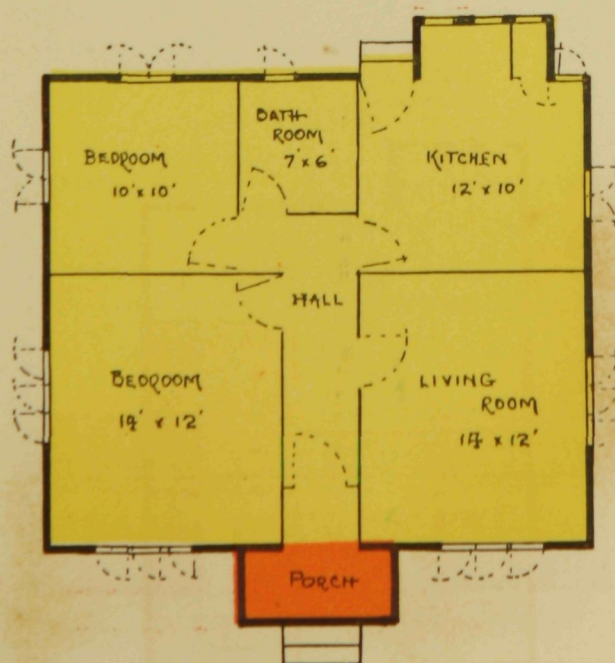


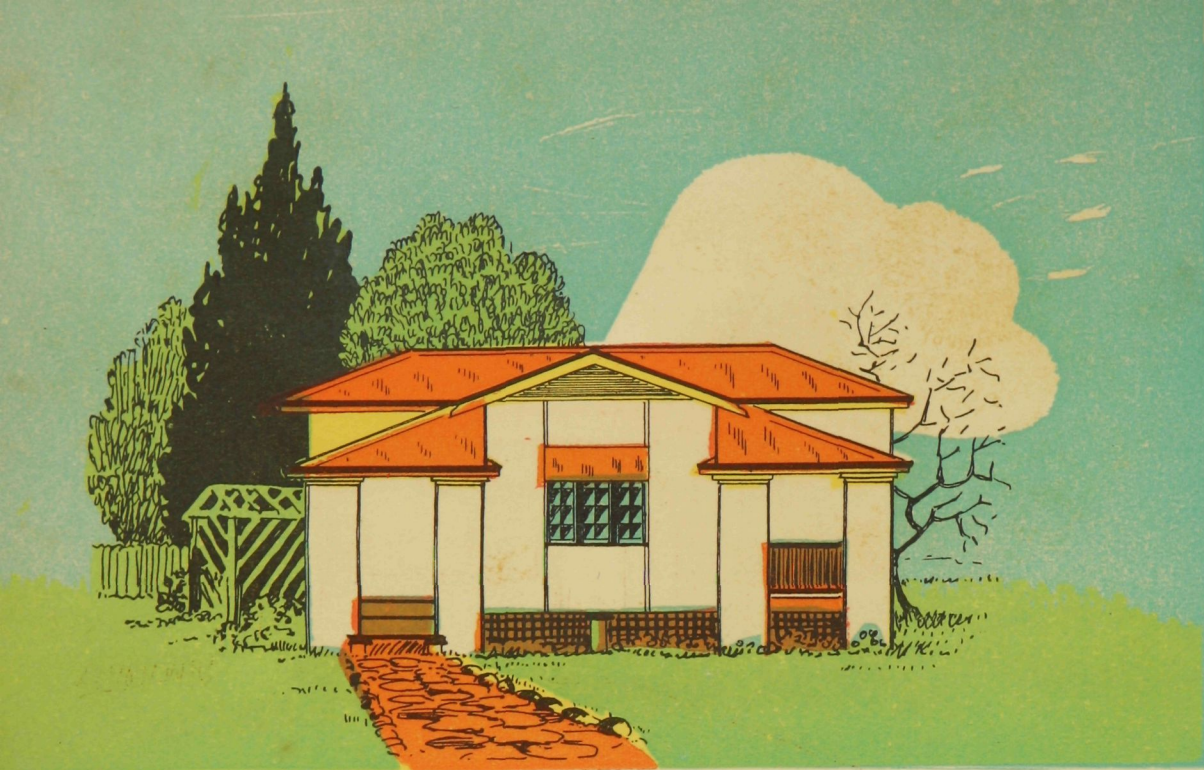


DESIGN No. 3

725 Sq. Feet.

Wanted: All living rooms to be finished off and the verandahs to be added each season with a minimum of trouble such as alterations to the roof and the upset of the present living rooms.

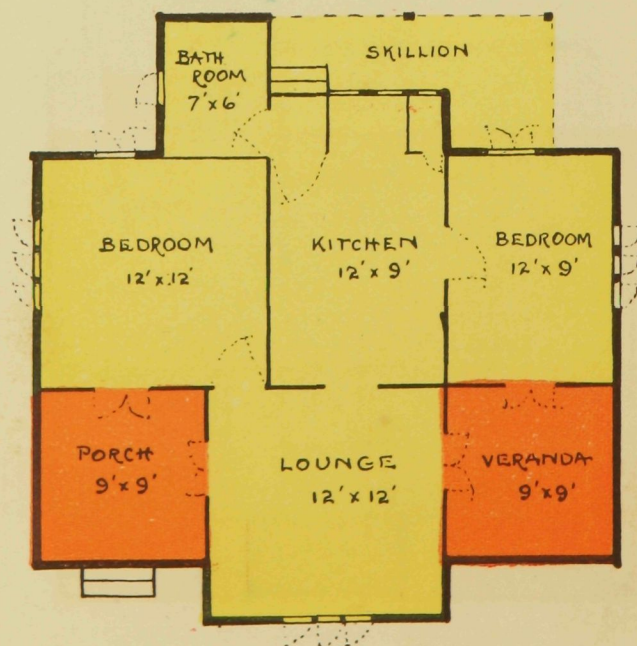


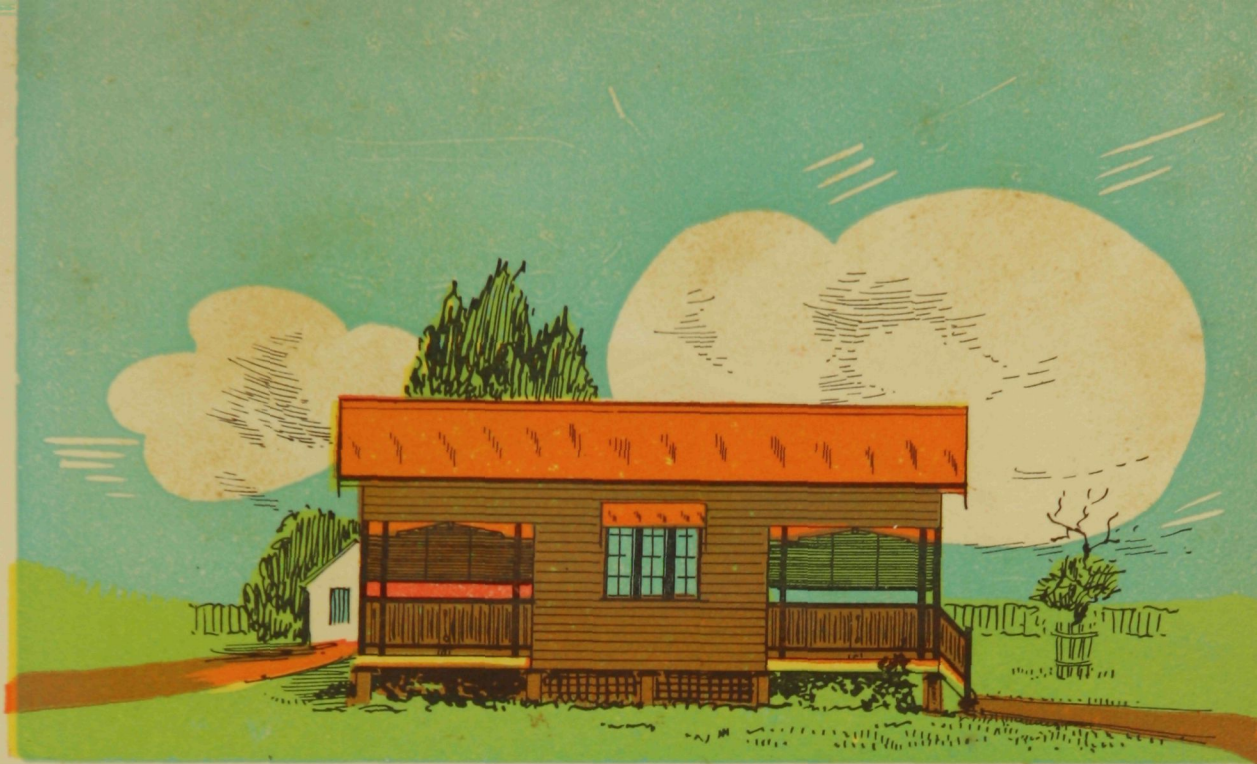


DESIGN No. 4

735 Sq. Feet.

A small floor space with a modernistic trend of construction, and also being a better selling proposition by virtue of the appearance; may be extended a variety of ways, mainly on the back.

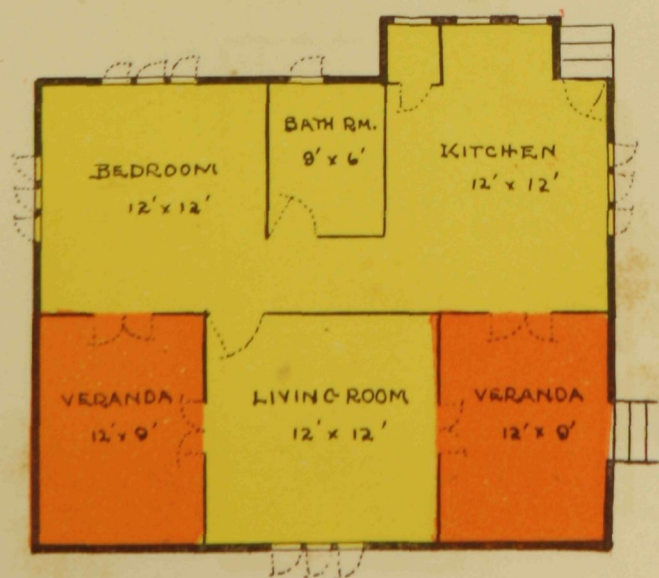


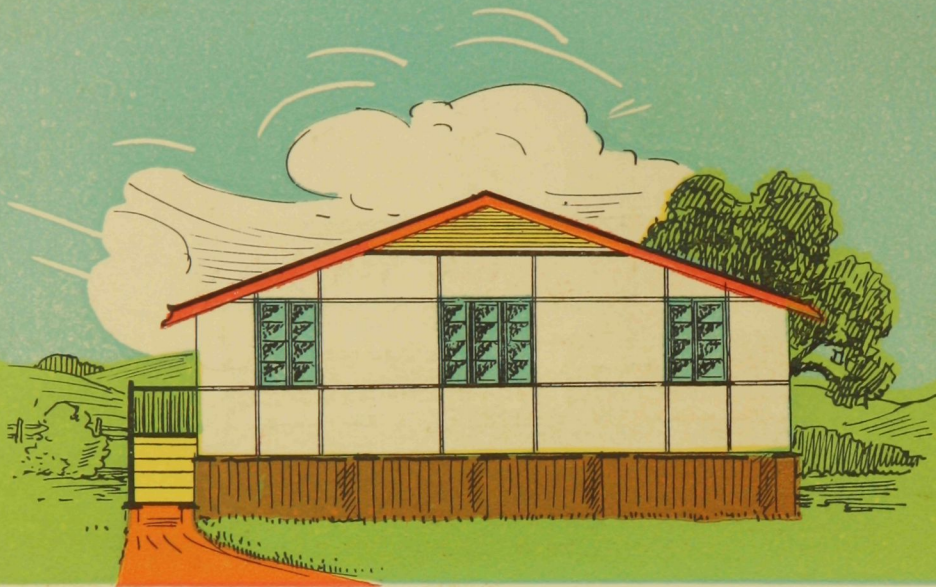


DESIGN No. 5

747 Sq. Feet.

The verandahs are cool, being high ceilings and on future alterations will not require to be touched; the elevation could be after the style of No. 4 or hip roofed.

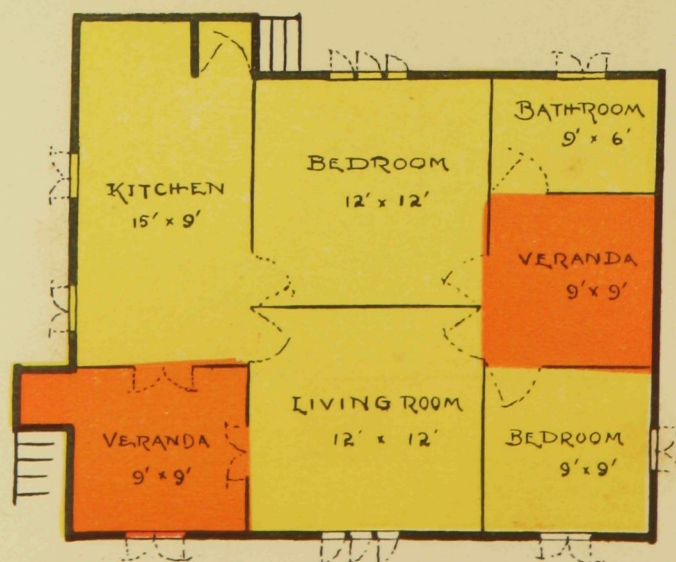




DESIGN No. 6

737 Sq. Feet.

Quite a lot of room and all used; note that bedrooms are not adjacent which gives that extra privacy desired by all; place that carpet runner through living room from door to door and minimise the wear on this thoroughfare.



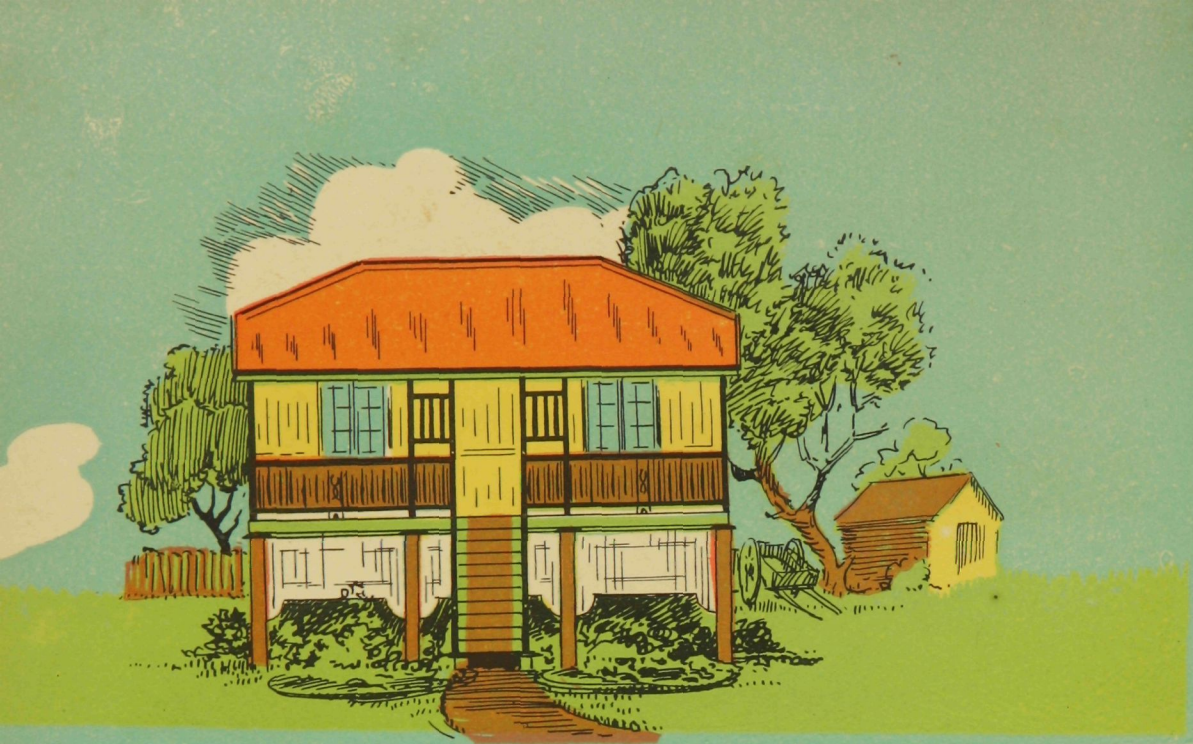


DESIGN No. 7

748 Sq. Feet.

A popular little construction, has appearance and utility, may be built with a variety of elevations and runs out surprisingly reasonable; if required a verandah may be built on front and side of living room.

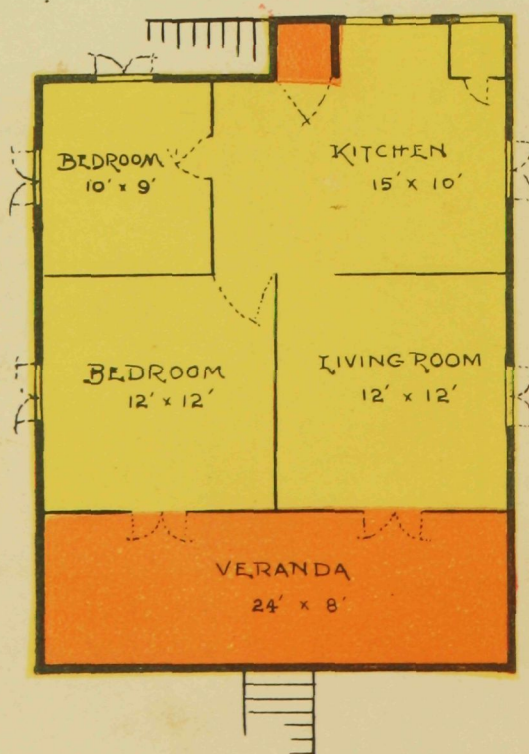


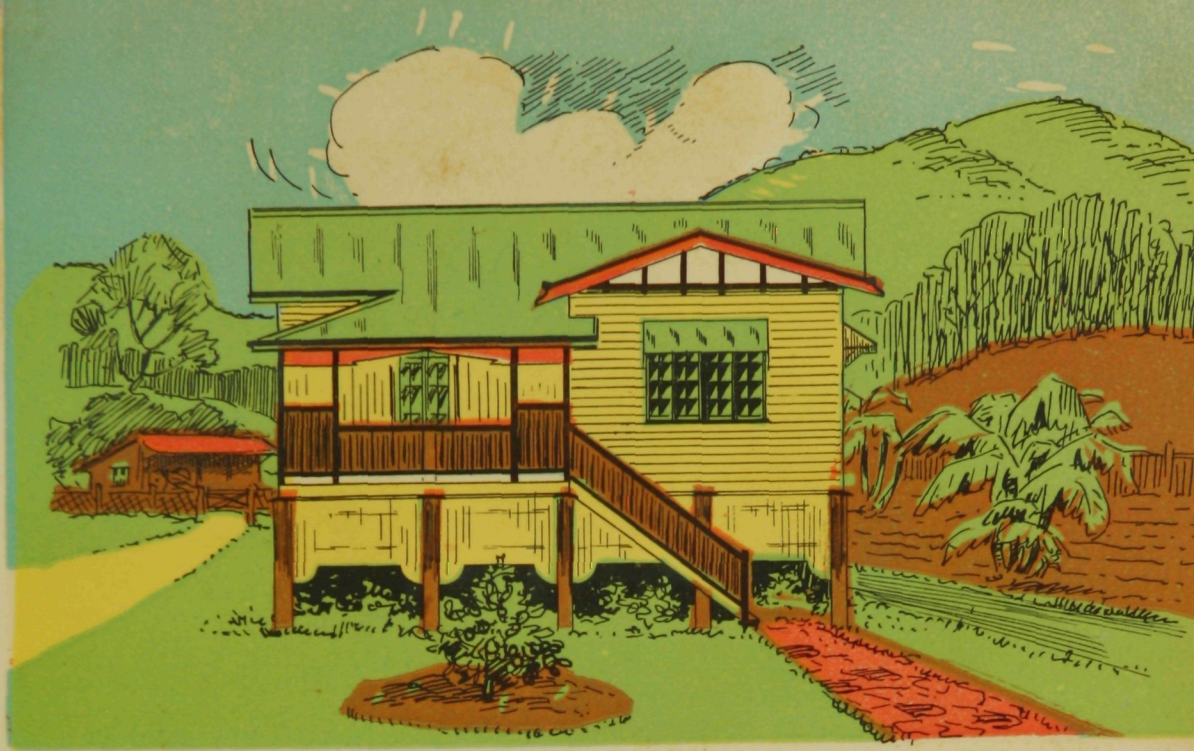


DESIGN No. 8

756 Sq. Feet.

Of course it is always with us, the popular style for those who admire the true bungalow which it will be with the addition of those side verandahs. If a bathroom is desired upstairs, extend bedroom to front of verandah with gable and place bathroom between bedrooms or against back wall opening to kitchen.

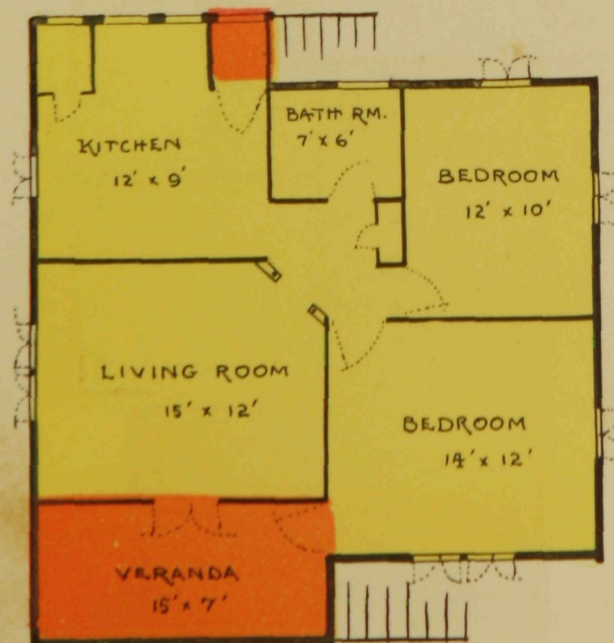


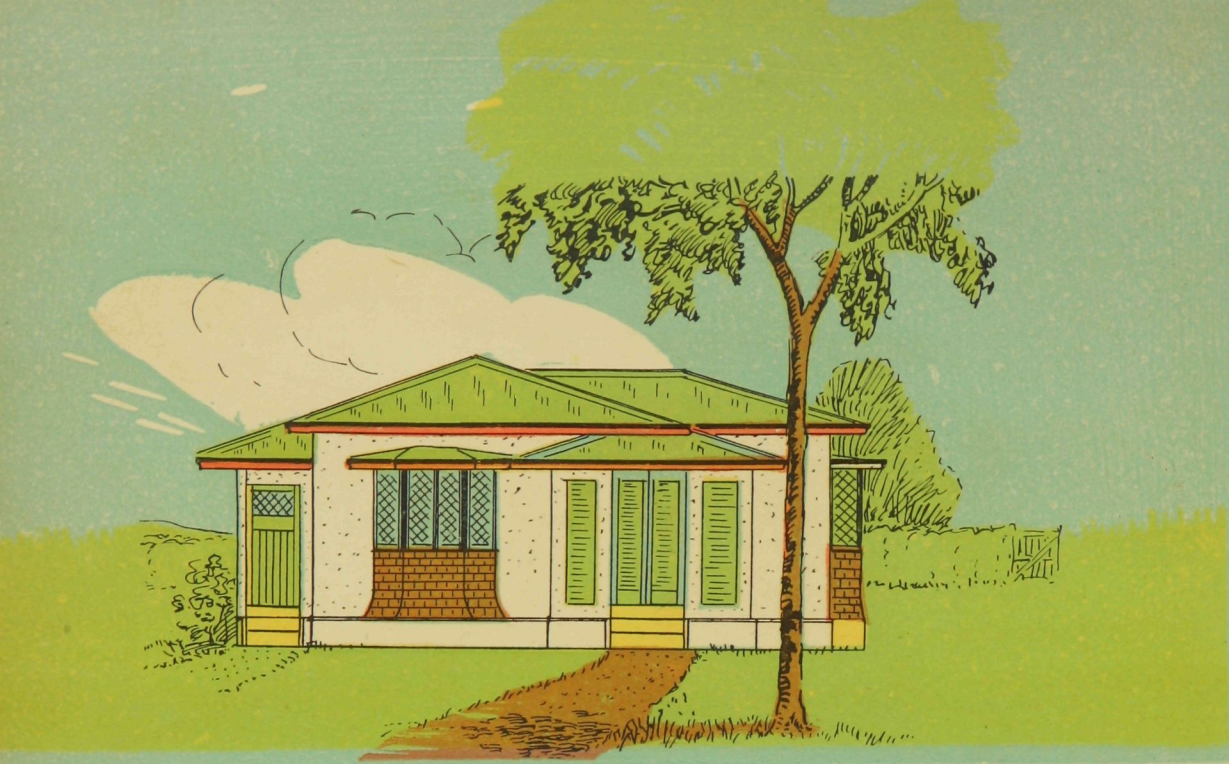


DESIGN No. 9

792 Sq. Feet.

An extremely pleasant style being built in many parts of Queensland with varied ground floors, the lobby receiving all the wear owing to its enabling one to enter all rooms without going through another door.

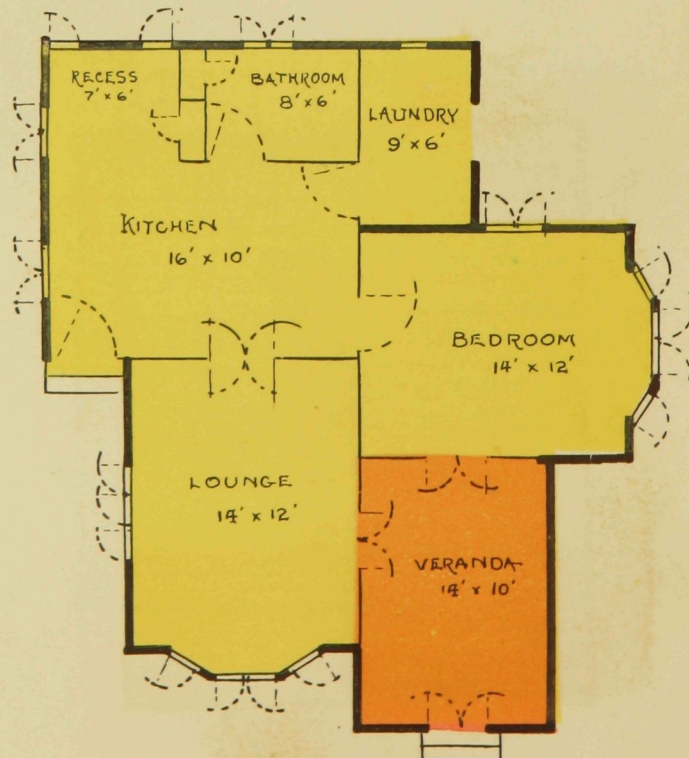


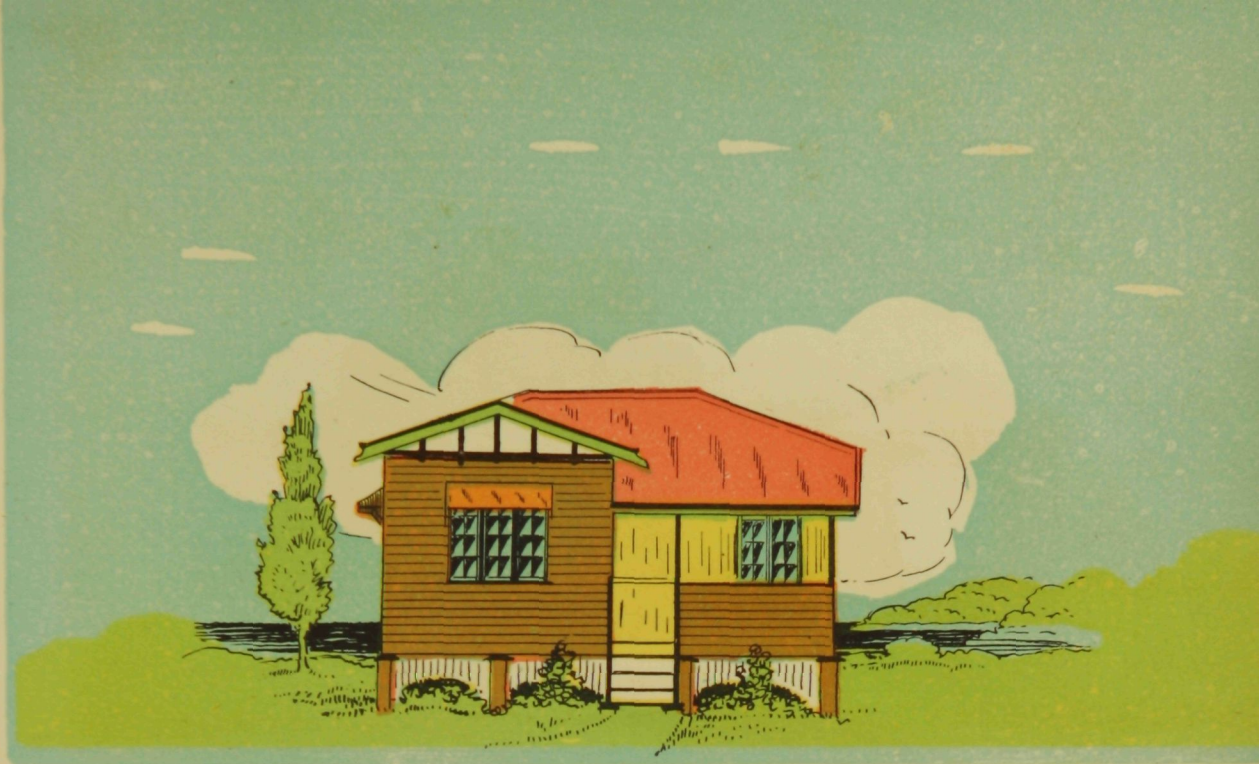


DESIGN No. 10

780 Sq. Feet.

A broken design which naturally increases the cost somewhat, but a little old lady wanted every comfort, and no place for her ingratiating relatives, hence the one bedroom. Built with wide overhanging eaves for coolness and the elevation can be considerably varied.

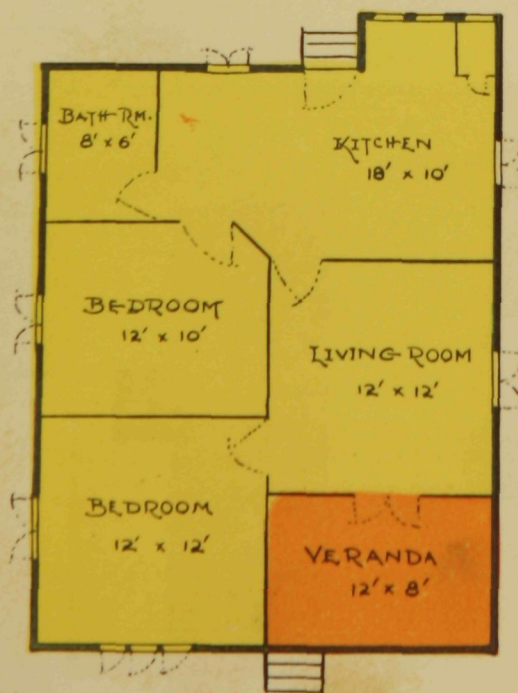


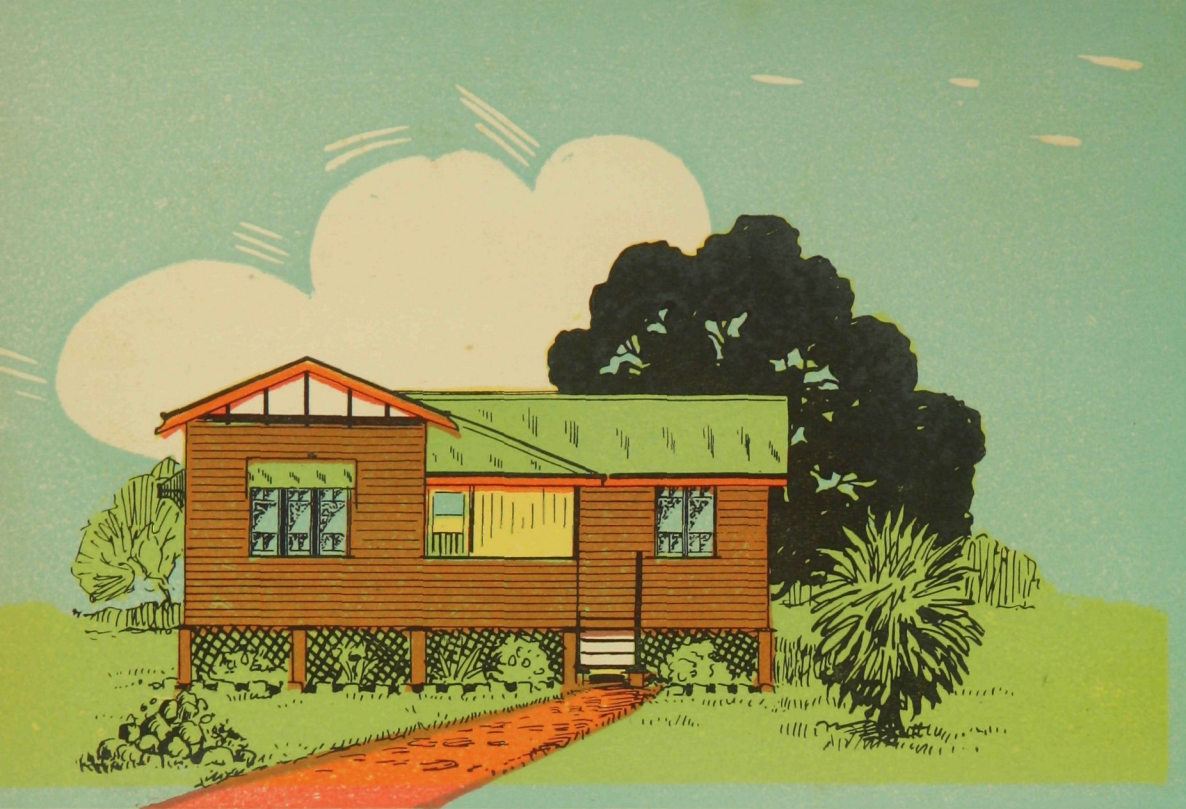


DESIGN No. 11

795 Sq. Feet.

Built probably in every Queensland town, but nevertheless in its economy of construction it appeals to all, and will undoubtedly be built when we have all passed over the great divide.

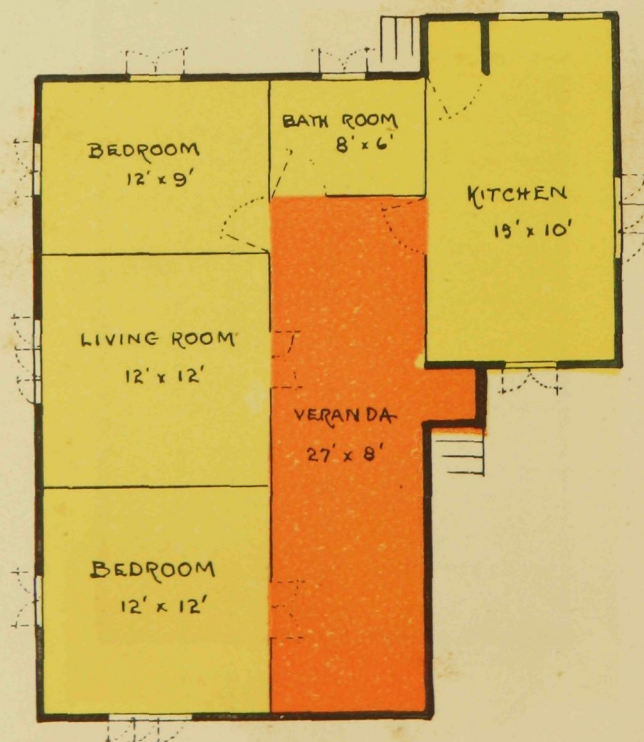


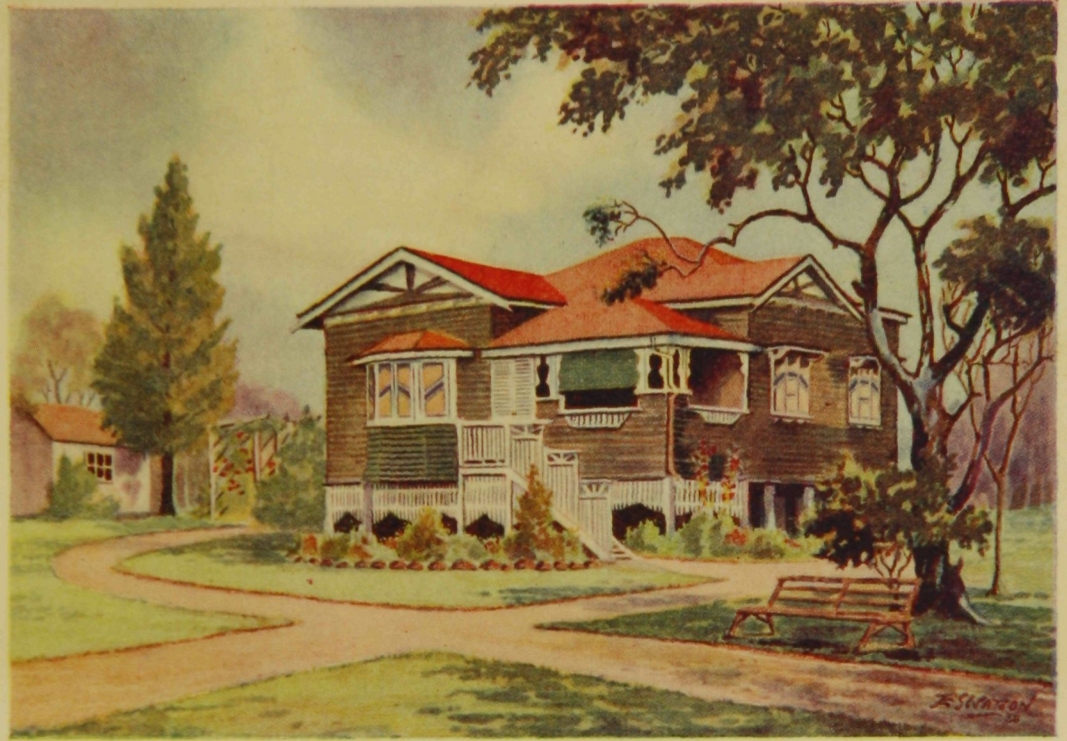


DESIGN No. 12

849 Sq. Feet.

Note carefully how the breezes may pass through every room, imagine an outer side verandah with a bedroom on end, it is then quite a family home and is still well aerated. A breakfast room may be built alongside of kitchen, this plan is easily one of the best type for our tropical climate.

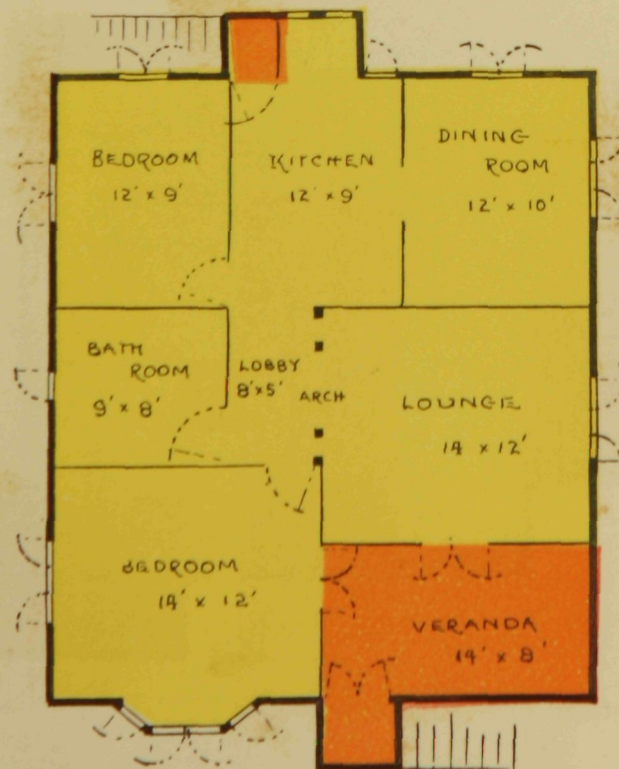


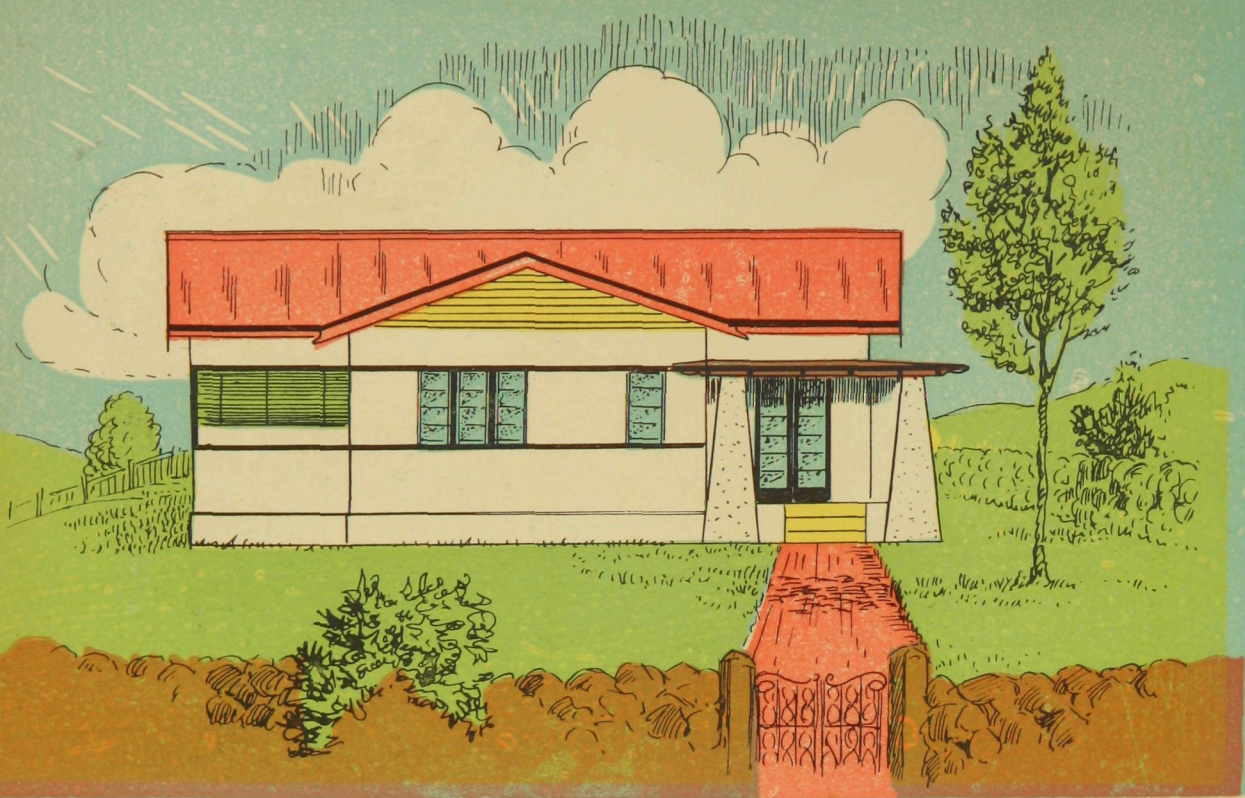


DESIGN No. 13

877 Sq. Feet.

Has an appearance and compactness all its very own, for a town residence at a reasonable cost and containing every convenience; it can be recommended. A sleep-out can be constructed on bedroom side at a price within reach of all.

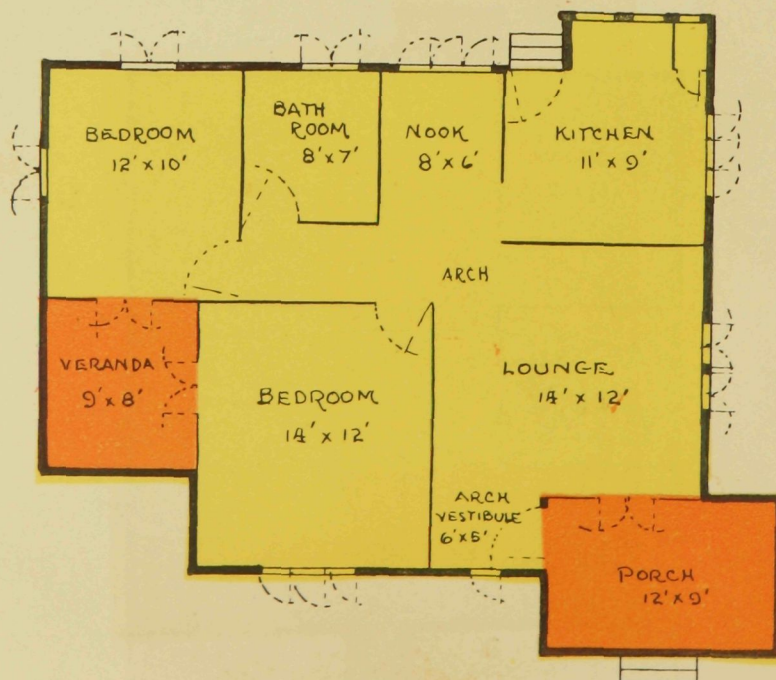




DESIGN No. 14

878 Sq. Feet.

Following on the lines of the increasingly popular horizontal line effect; room sizes may be enlarged or decreased according to personal fancy. This home has a balanced appeal about it; will be seen in increasing numbers year by year.

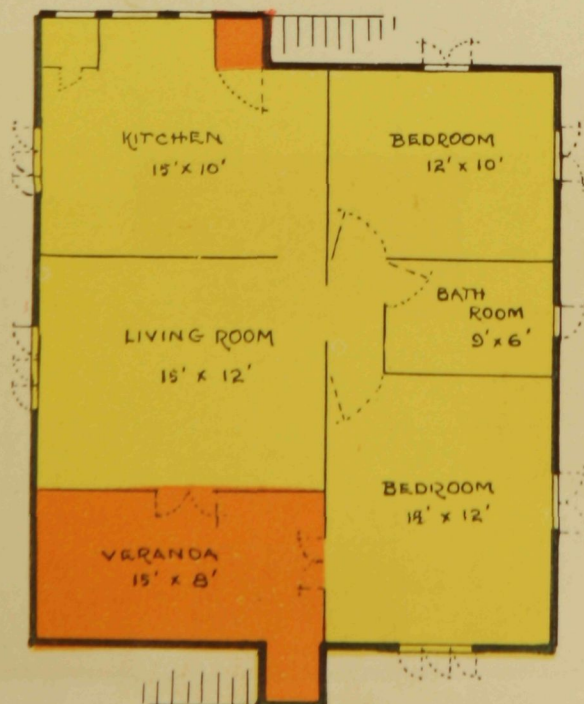


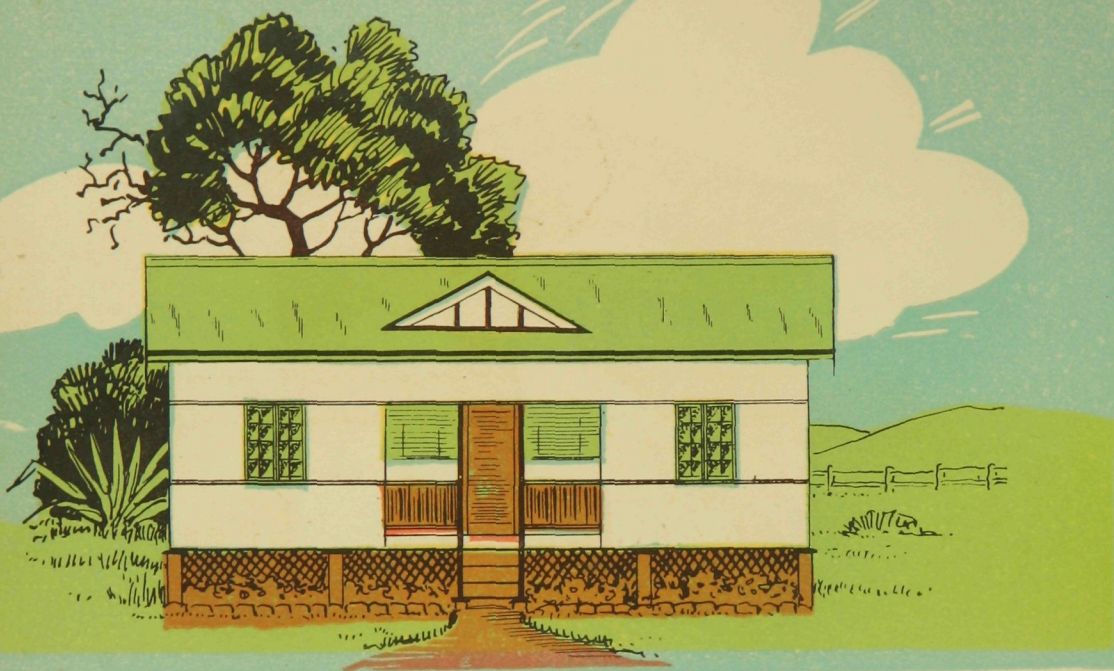


DESIGN No. 15

855 Sq. Feet.

Quite a usual type and is an extension of type No. 8; is usually extended with a verandah on either side, or both, and is in every way one of those homes seen in every part of Queensland.

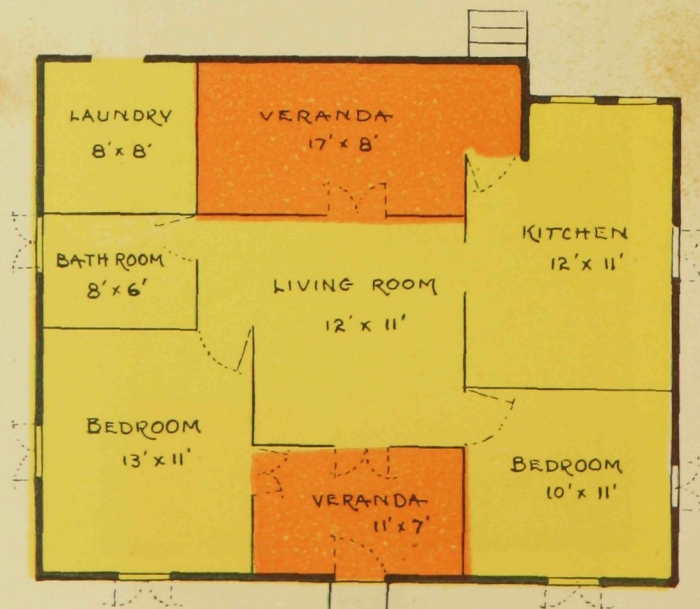


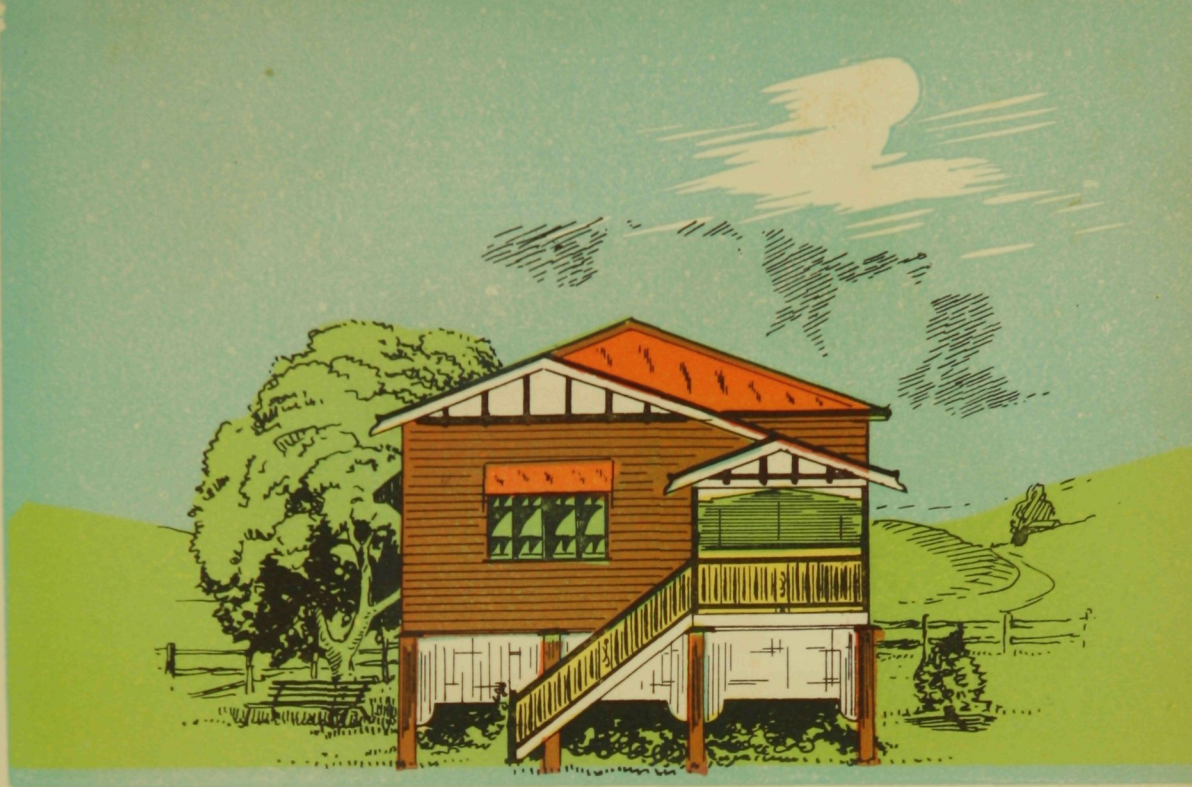


DESIGN No. 16

875 Sq. Feet.

A feature of this residence is the free flow of air throughout the living room from both verandahs. Back verandah lends itself for use as a dining room during the hot months; the bedrooms are apart and in general this is quite a desirable little dwelling.

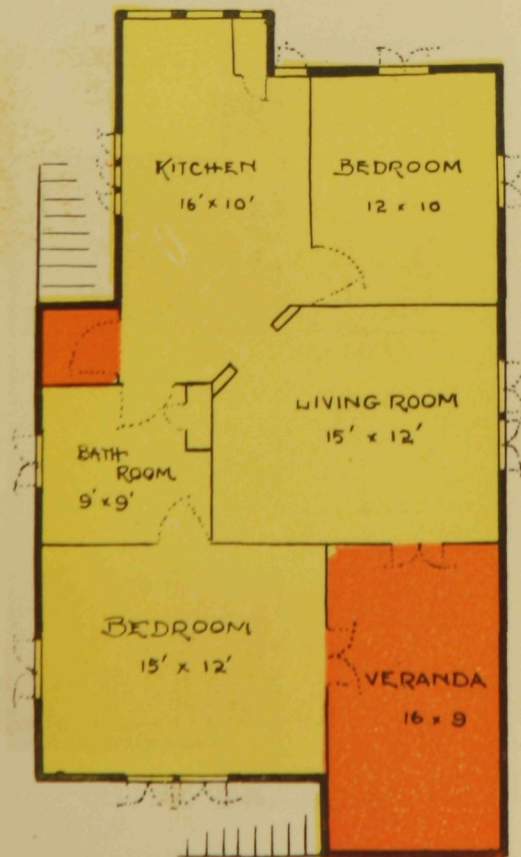


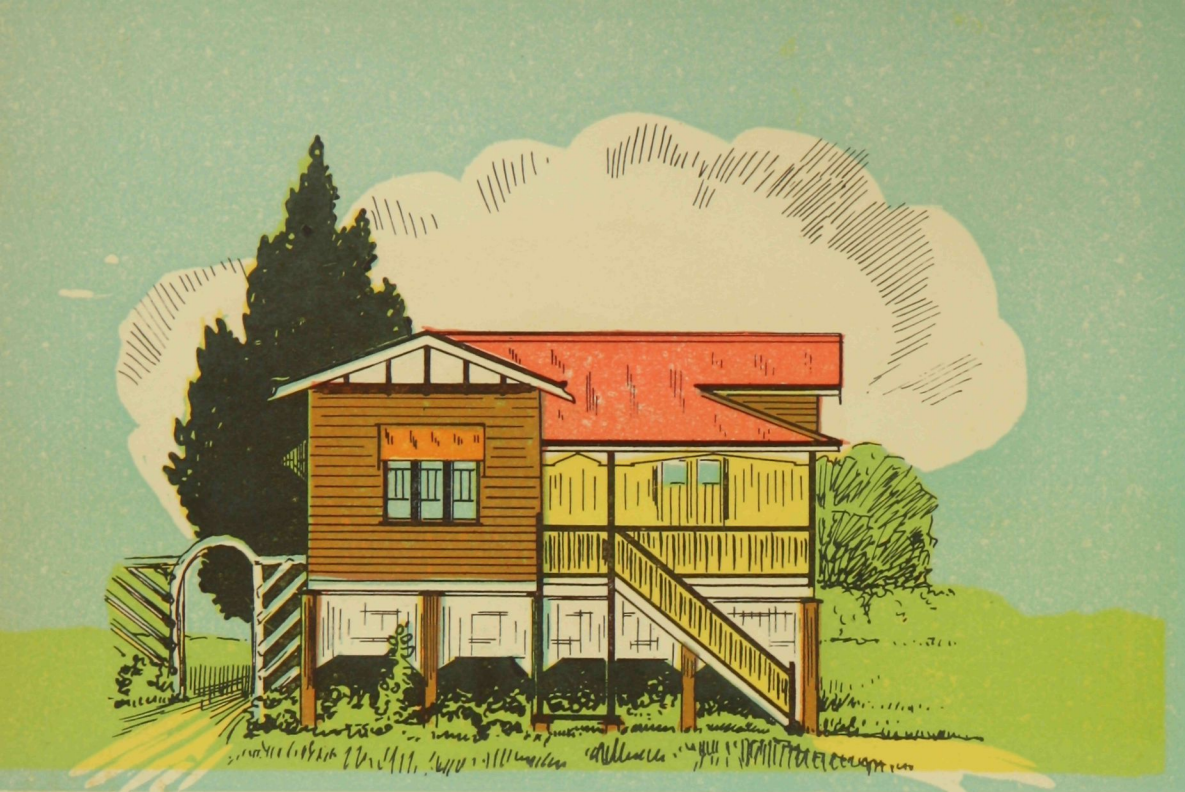


DESIGN No. 17

900 Sq. Feet.

A young couple decided that this was their ideal home, as bad weather came on to the back of this house it was decided to put the rear set of steps on the side; main roof extends over these steps; ceiled over landing 7ft. high with a trunk cupboard formed above ceiling.

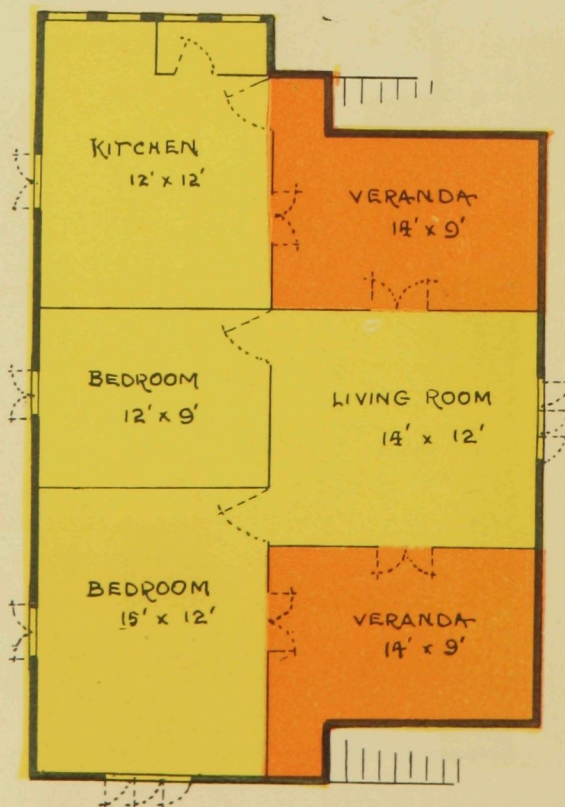


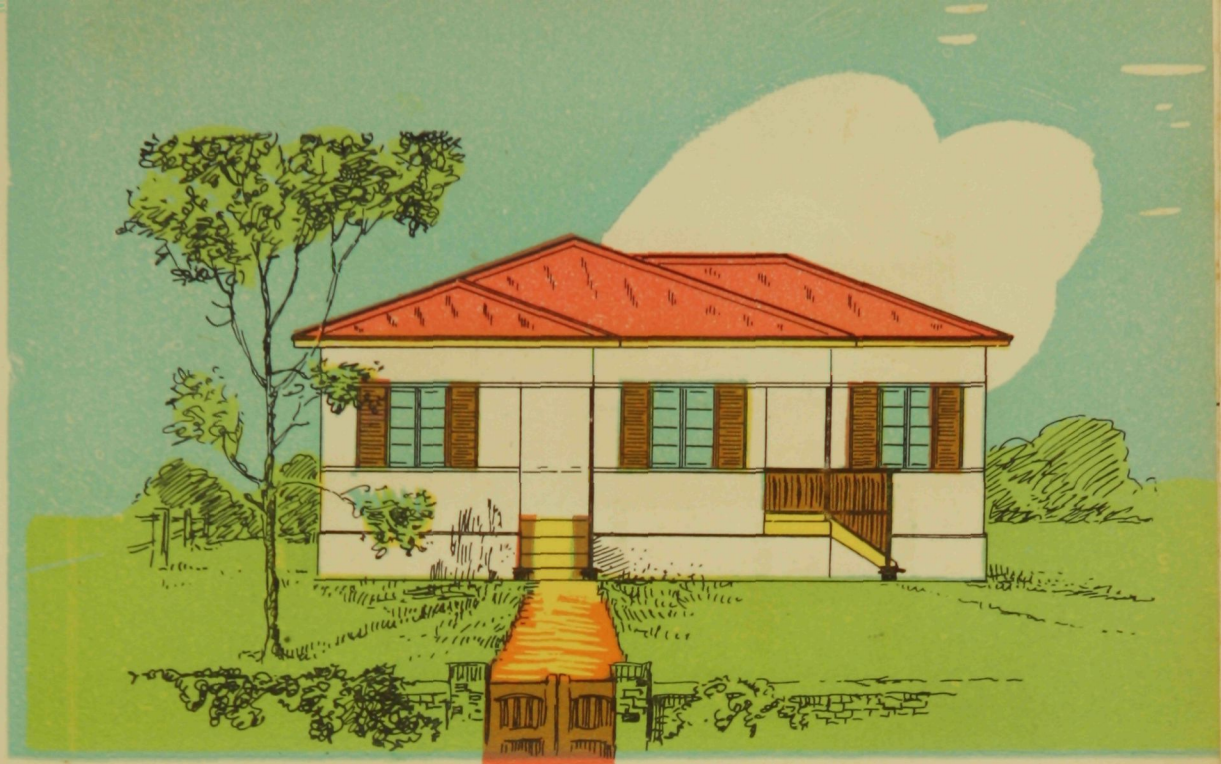


DESIGN No. 18

906 Sq. Feet.

Built in a country town with the bathroom under a high tank stand; is nicely aired in living room and in general is quite airy throughout; back verandah can be used as dining room in hot weather; cost would be a little less with hip roof over living room.

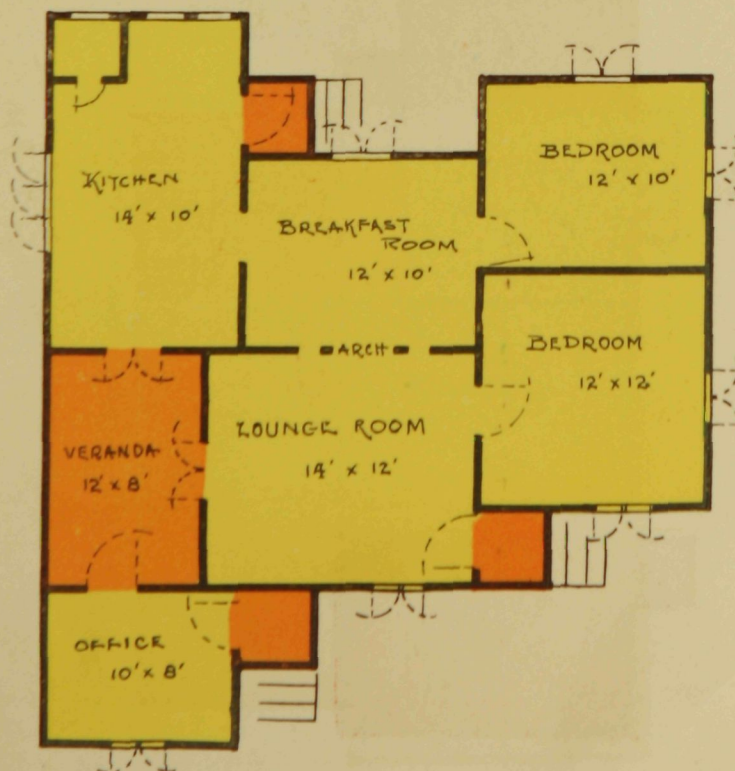


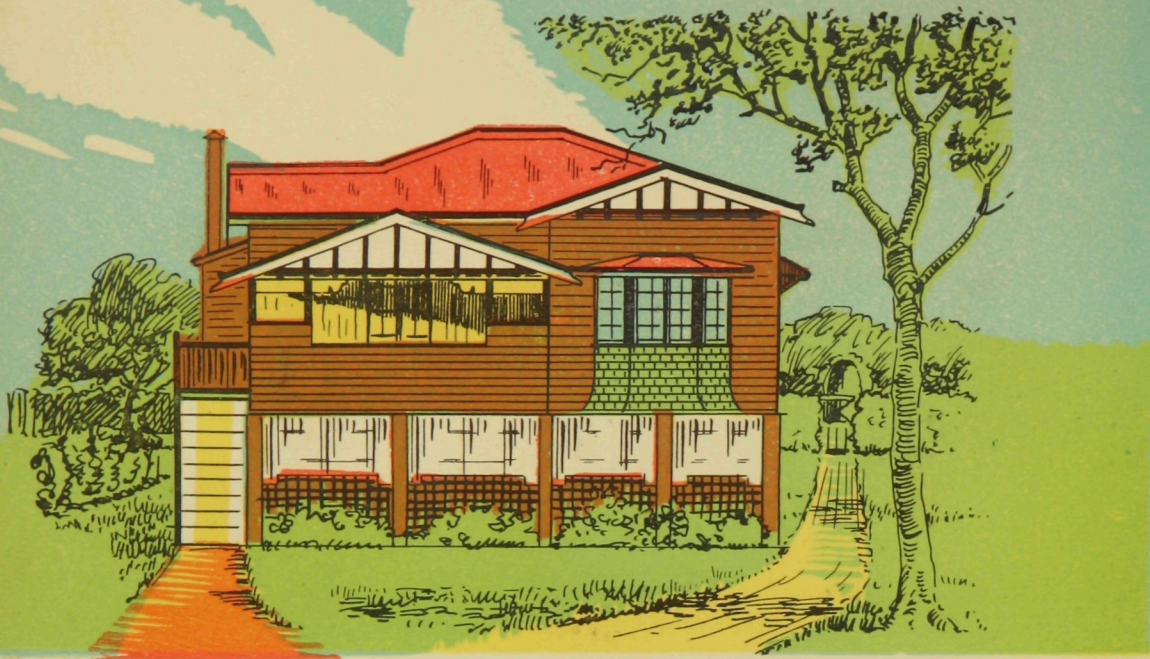


DESIGN No. 19

946 Sq. Feet.

A stock-breeder did not want a large place, but required an office to keep his pedigreed stock records in, and a place to transact business. Overhanging eaves are wide for coolness, casements slide into the double walls and the shutters keep out the glare of the sun and enabling free entry of fresh air when the blowy wet season comes.

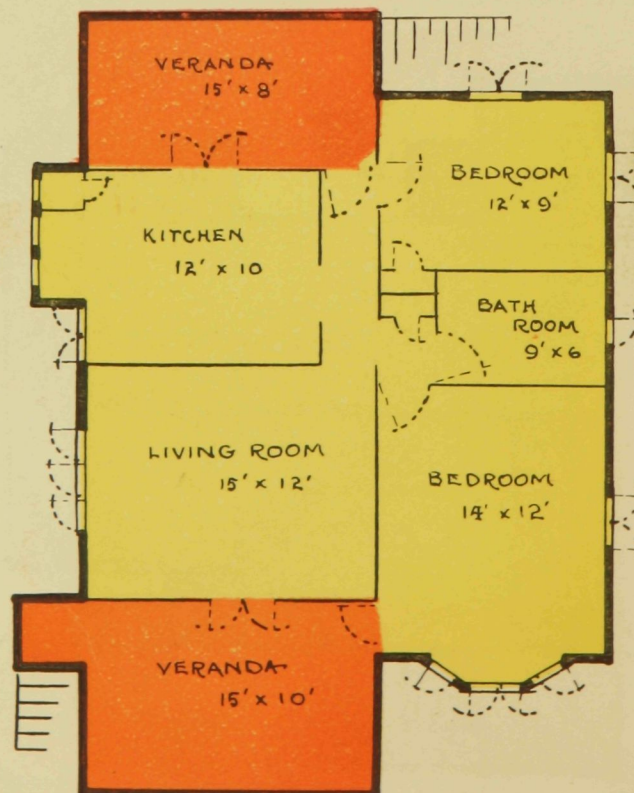


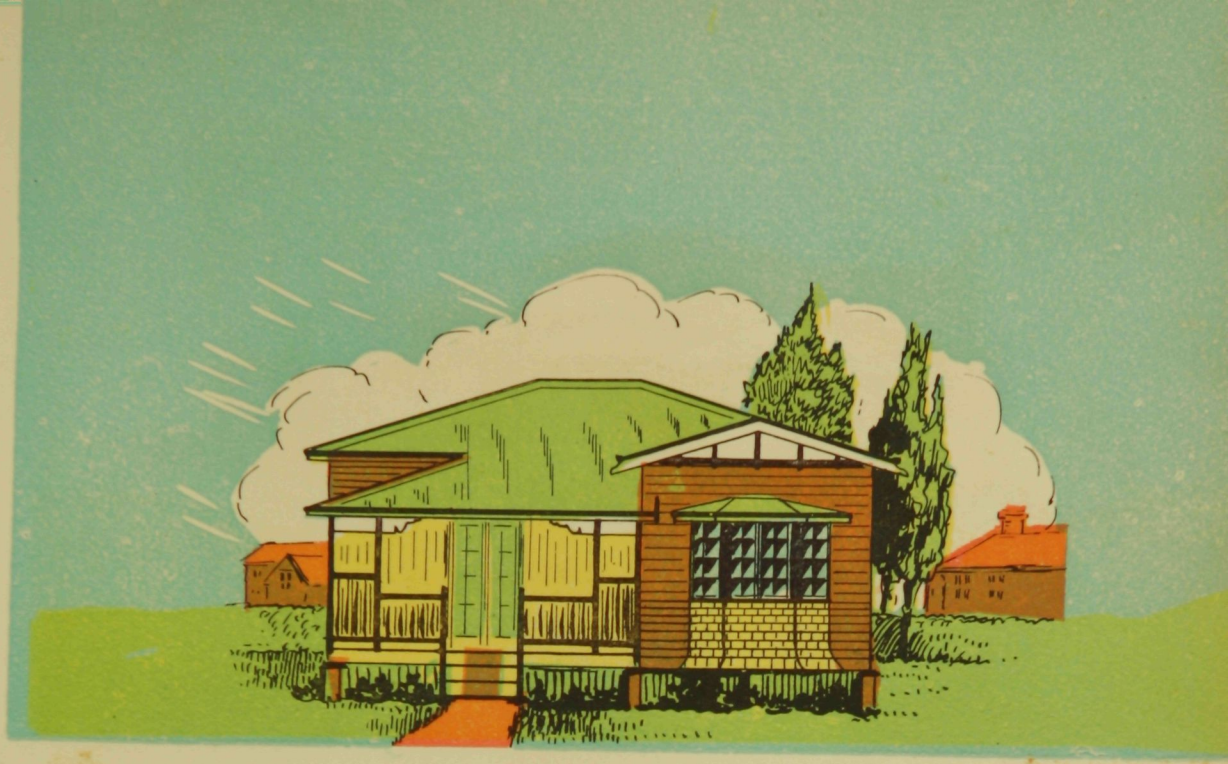


DESIGN No. 20

964 Sq. Feet.

Mother insisted on a verandah near the kitchen to rest in while meals are cooking; it is a place to eat in, in hot weather, the price is reasonable, appearance modern and generally is quite compact.

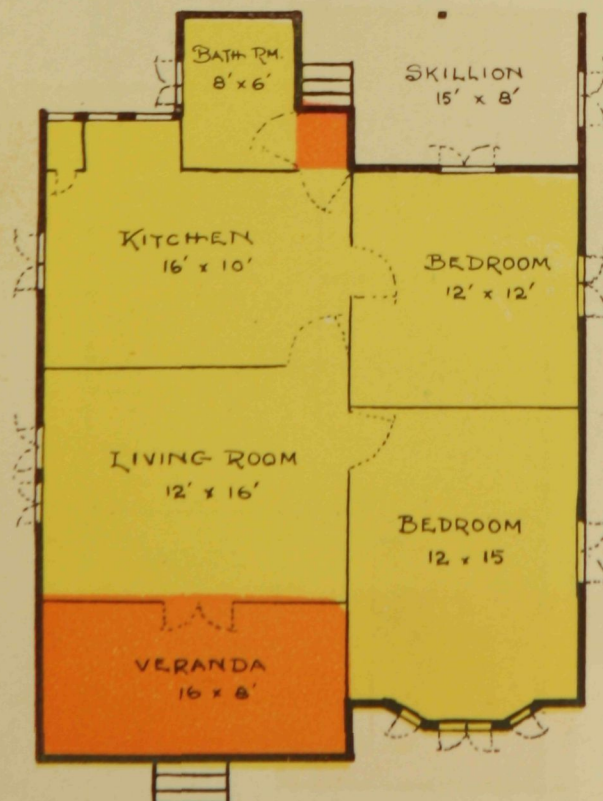


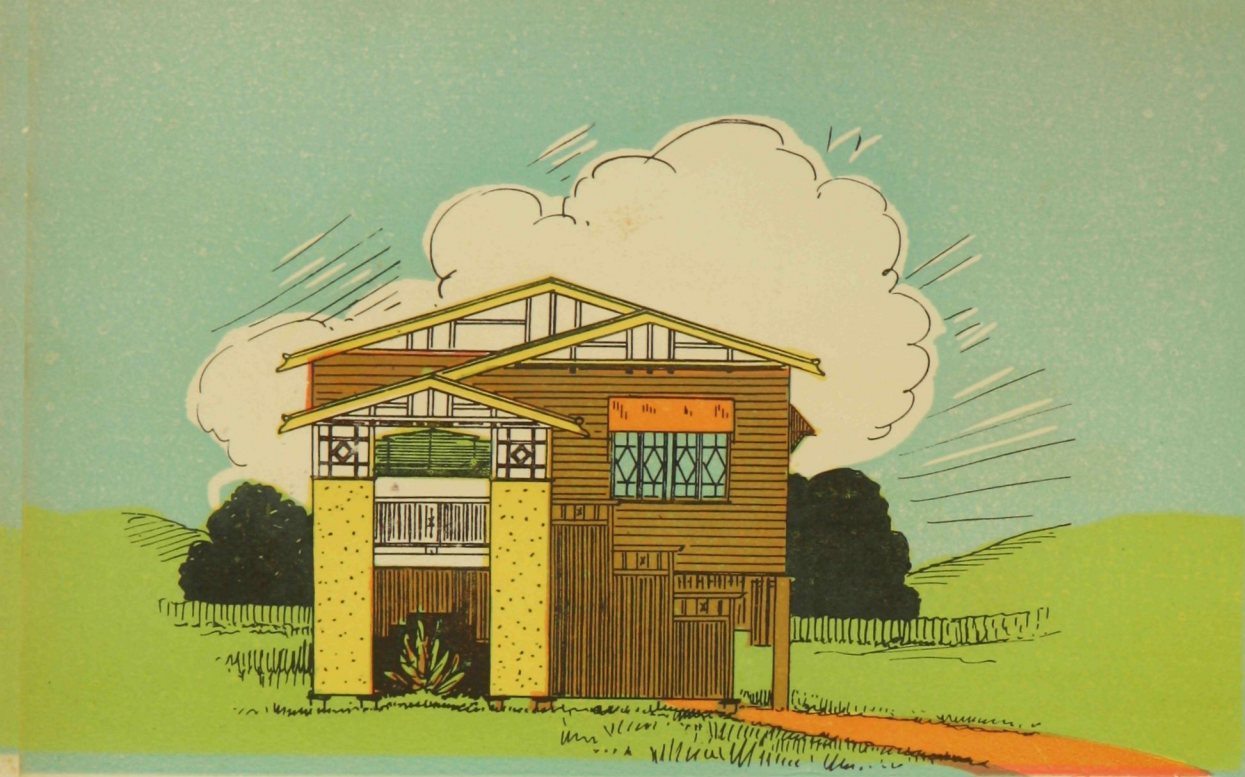


DESIGN No. 21

993 Sq. Feet.

A variation of No. 15 with a more modern appearance; a skillion for the wash tubs and bikes, and the bathroom at the back where the gardening stains are washed off without dragging a mess through the house. In fact quite a comfortable home.

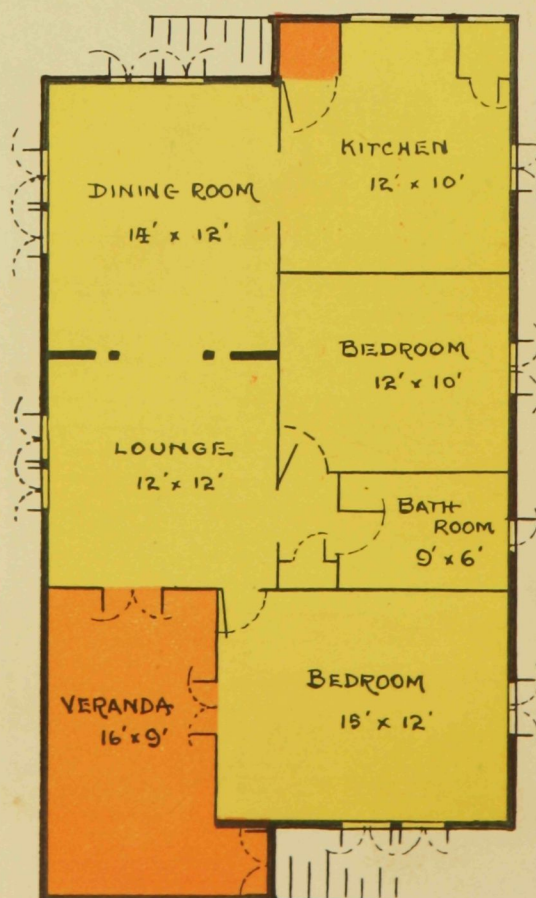


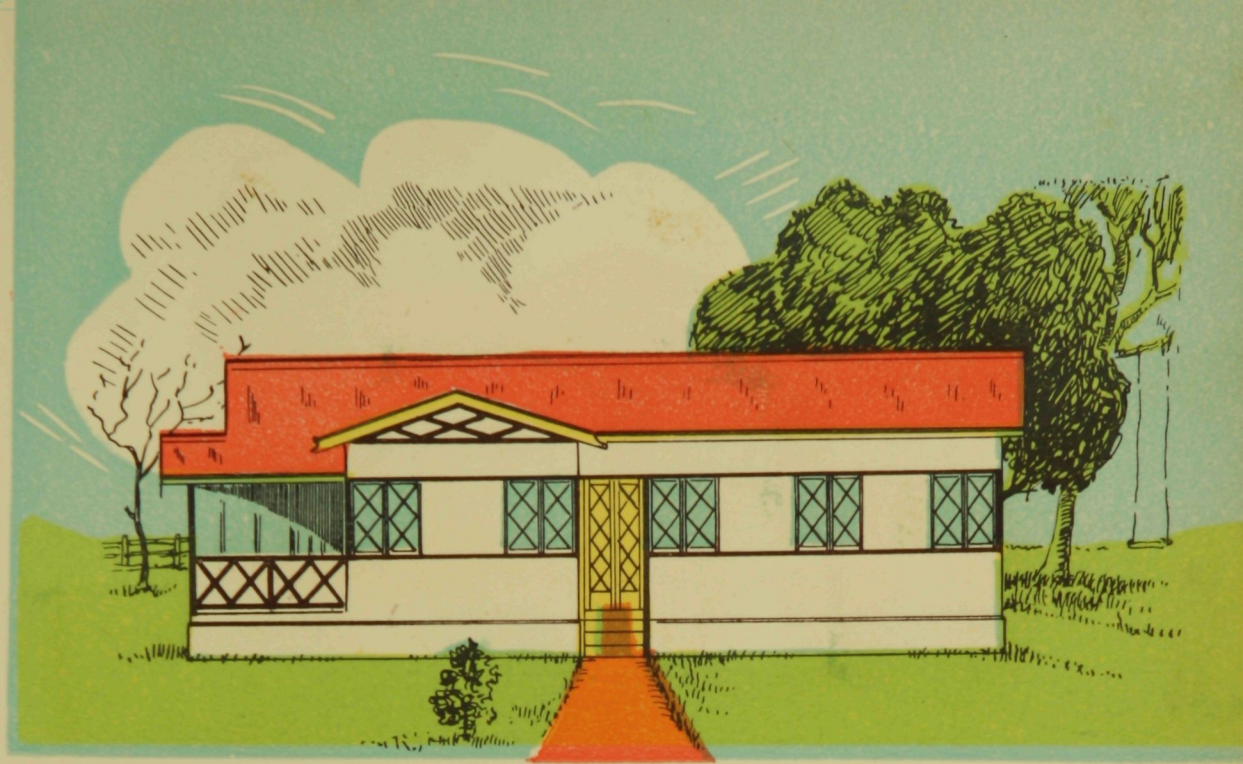


DESIGN No. 22

984 Sq. Feet.

To suit rather a narrow allotment, is compact, reasonably priced, good appearance, and for years has been the ideal for many Brisbane folk.

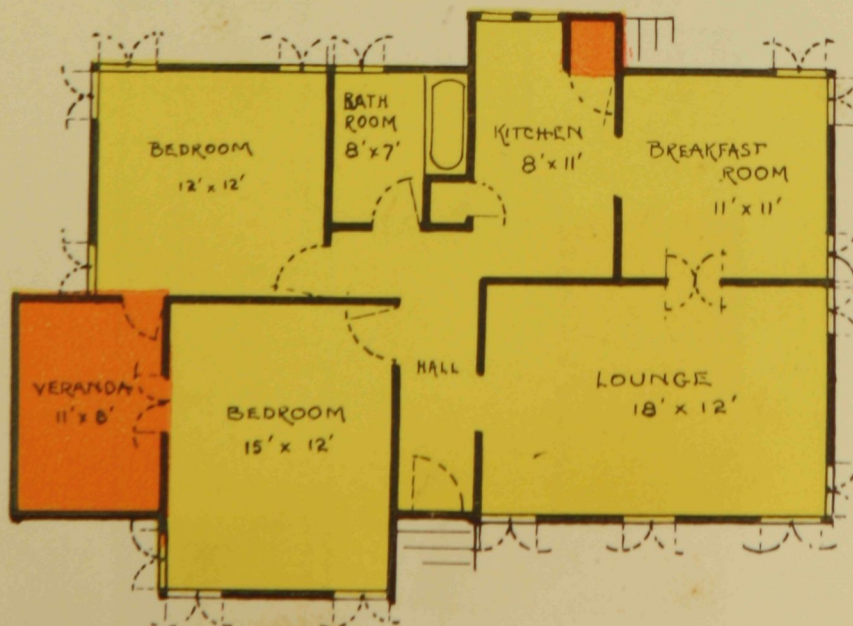


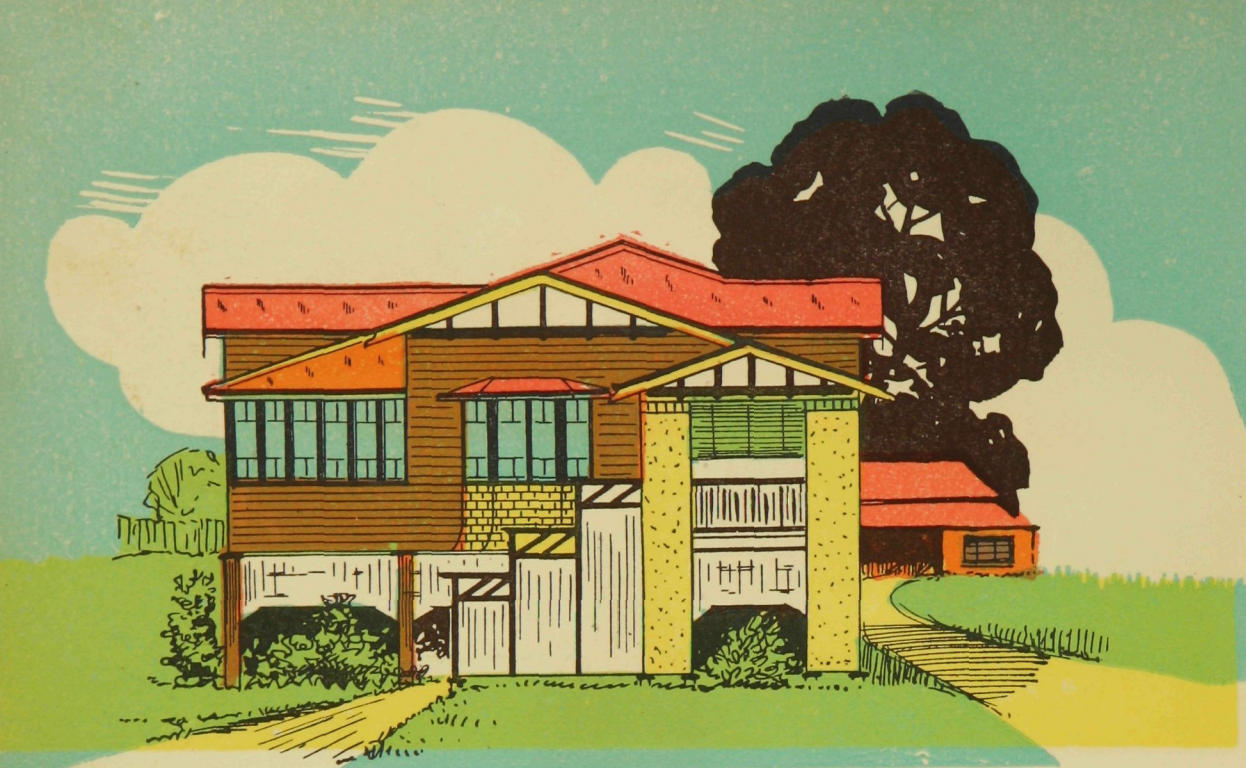


DESIGN No. 23

990 Sq. Feet.

Has an appearance of size and value on account of its very wide frontage, but nevertheless in layout will meet with the approval of many people; elevation can be considerably altered and for those who do not care for fibro, chamferboards are suggested.

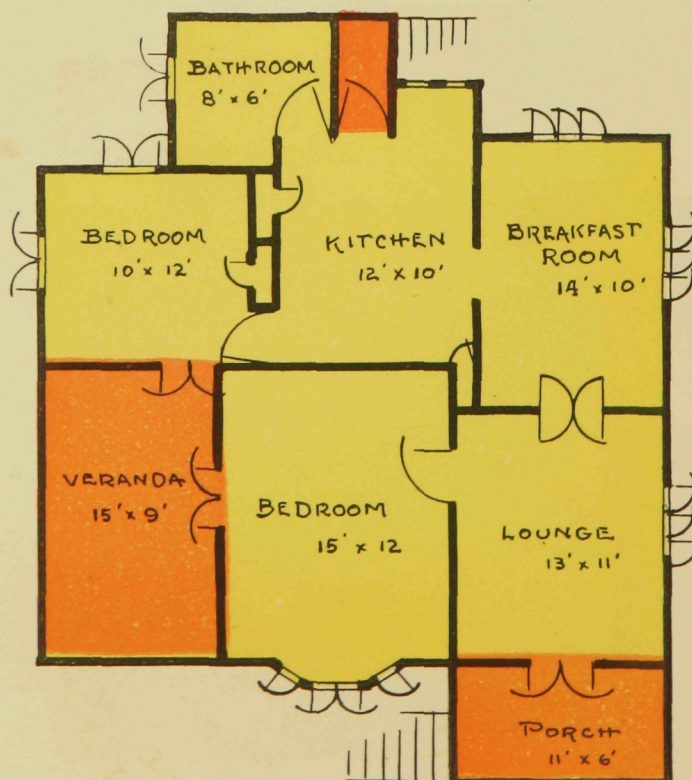


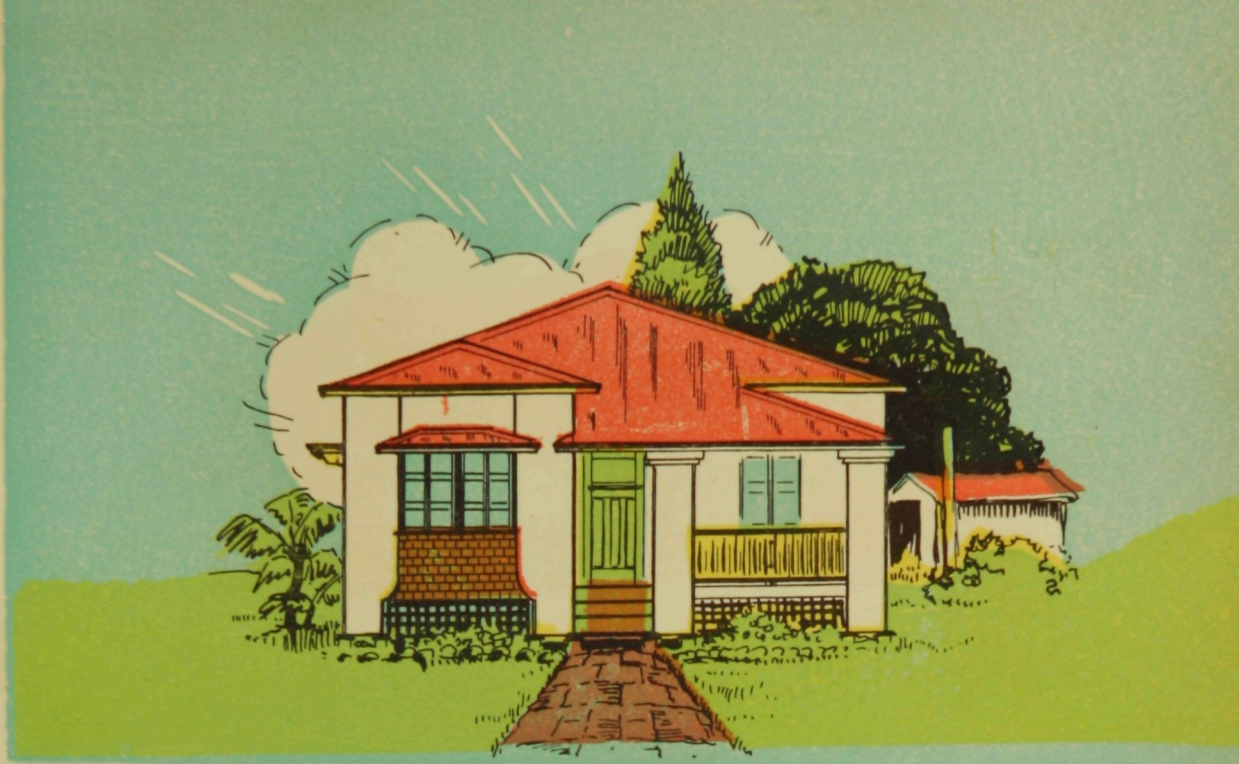


DESIGN No. 24

964 Sq. Feet.

Quite a striking exterior, and for those who are prepared to spend a little extra, the four gables certainly enhance the appearance. Room sizes may be varied to suit individual tastes and quite an assortment of elevations could be placed thereon.

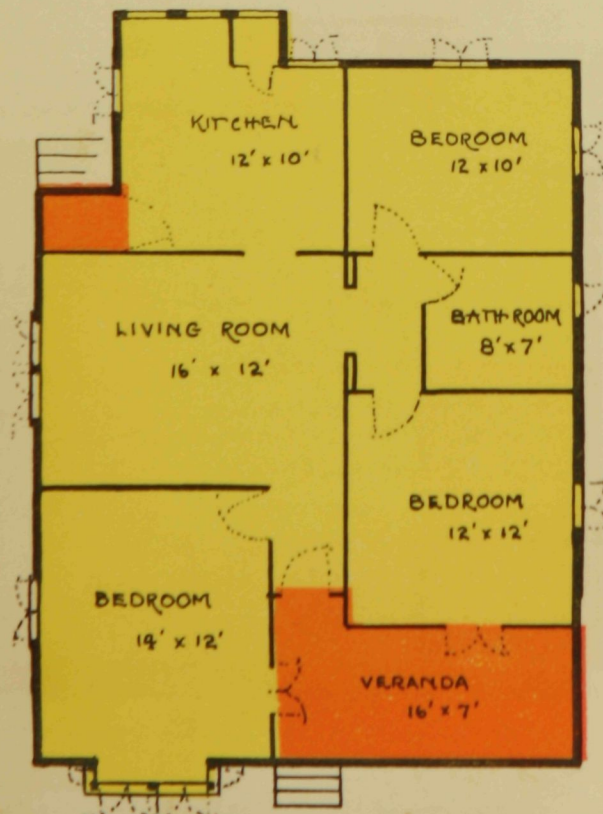


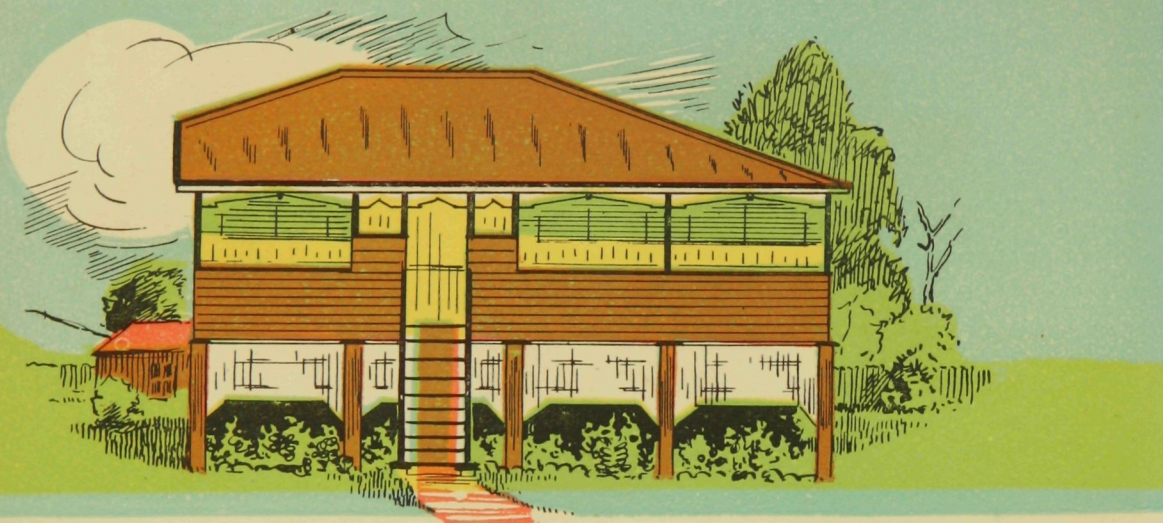


DESIGN No. 25

1007 Sq. Feet.

Inclined to be a variation of Nos. 15 and 21, but carried out in fibro with slight exterior differences, appears entirely different. Note especially that this is a reasonably priced three-bedroom dwelling.

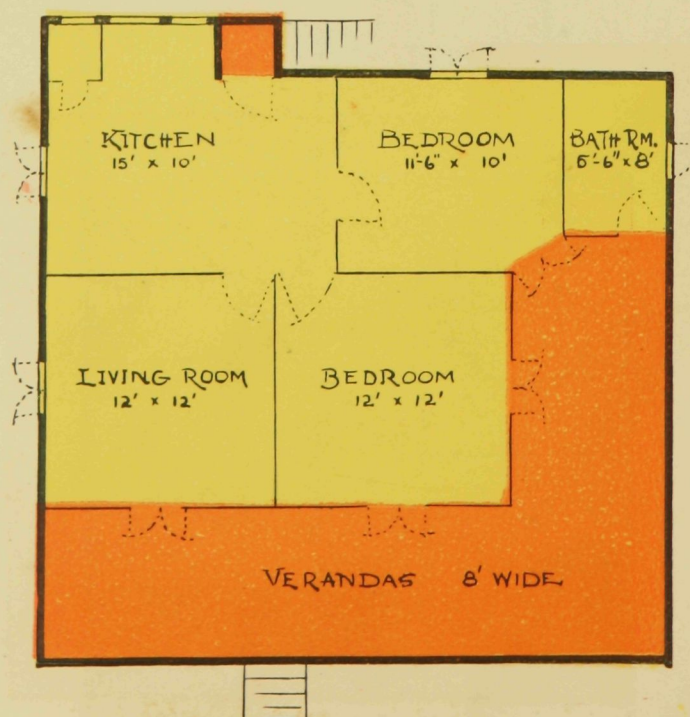


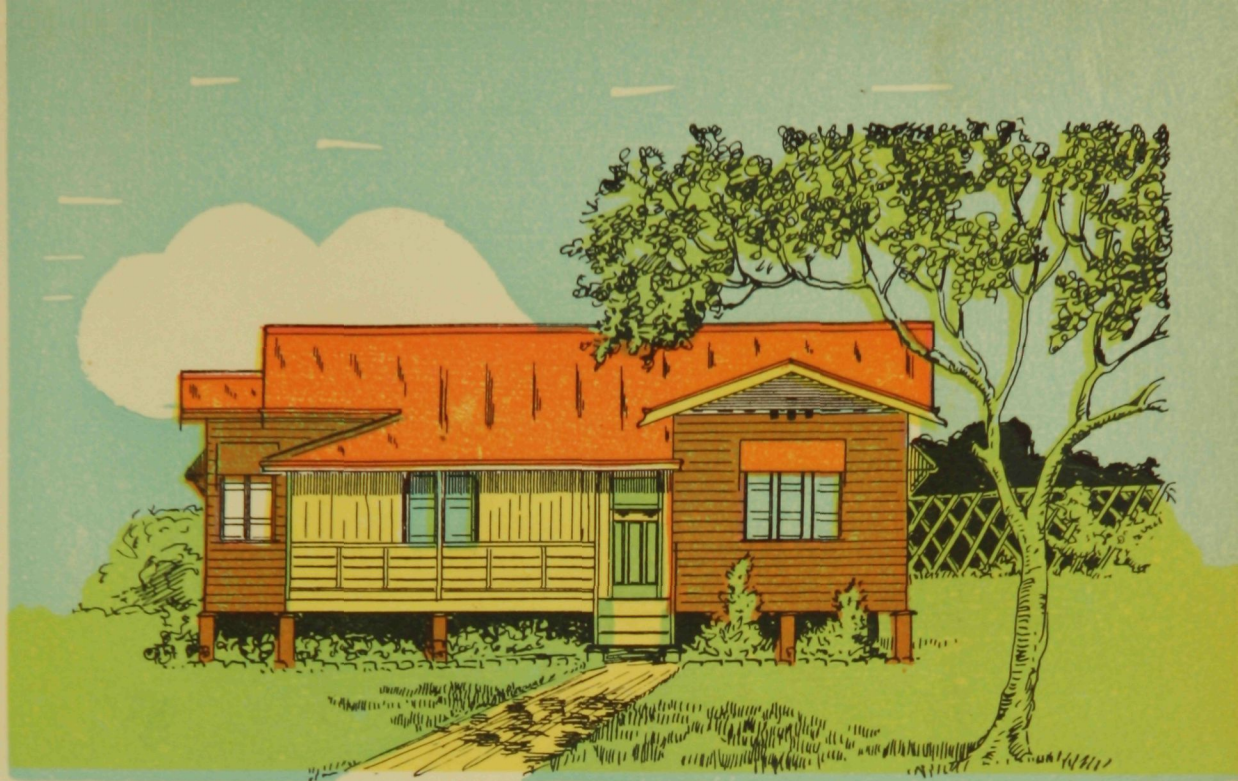


DESIGN No. 26

996 Sq. Feet.

A very comfortable type without any pretensions; quite an amount of verandah room, portion of which may be utilised as a sleep-out. With another verandah built on living room side, becomes a full bungalow type.

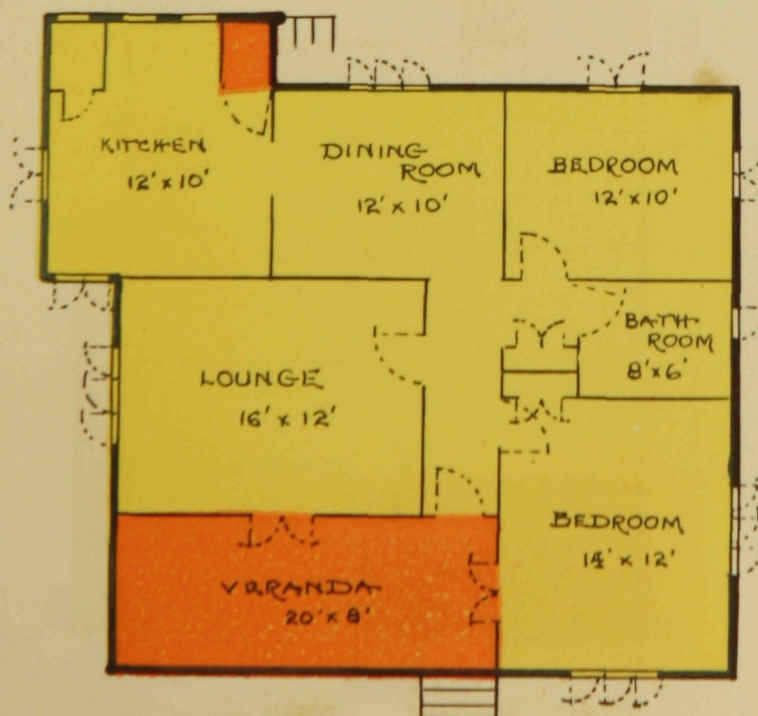




DESIGN No. 27

1036 Sq. Feet.

The lounge may be closed up when not in use, a hall-way giving access to practically all rooms, has its appeal to quite a number of people, with its handy presses it meets with the approval of many.

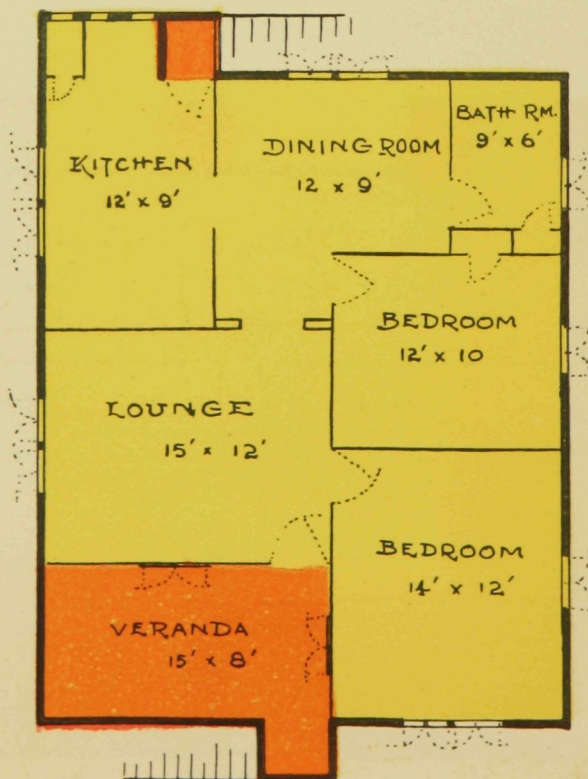


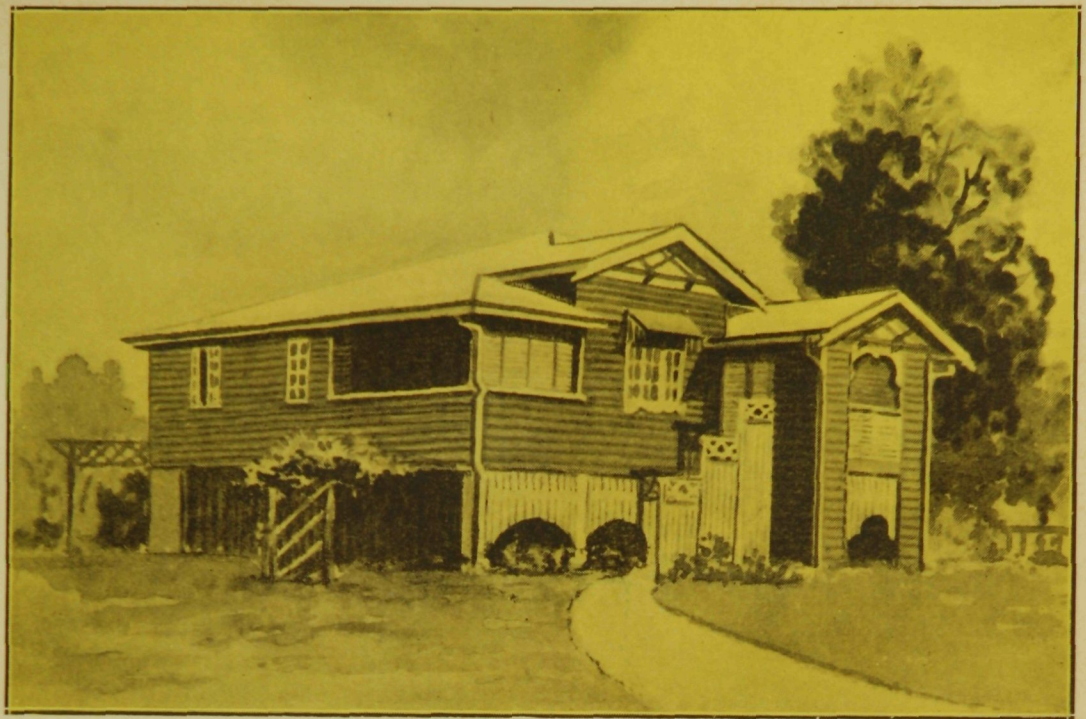


DESIGN No. 28

928 Sq. Feet.

Another variation of 15, 21 and 25 that never seems to lose its measure of popularity; verandah could be extended forward a further 4ft. with a gable over, which would give it a still more modern appearance.

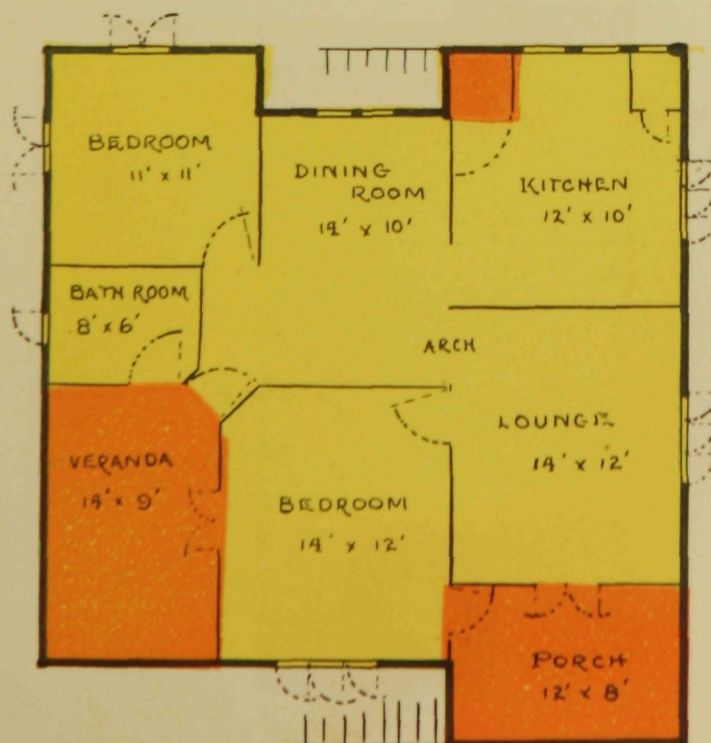


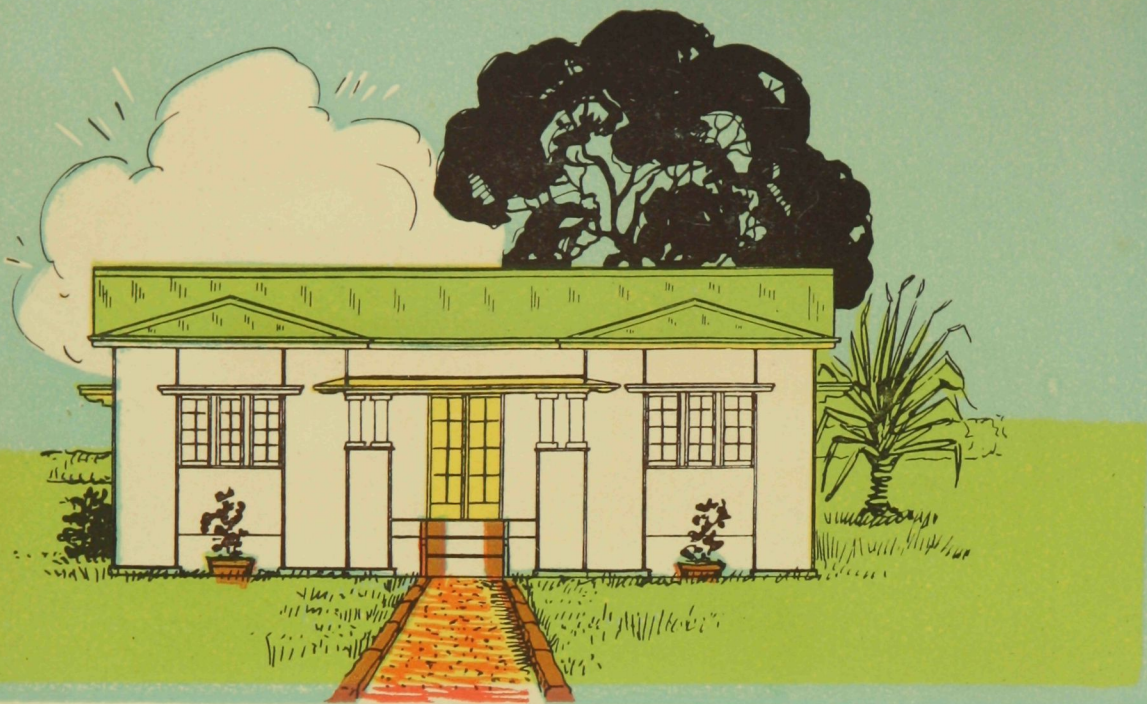


DESIGN No. 29

1041 Sq. Feet.

Something different in various finishes; main back wall may be carried outside of rear steps which will give the effect of steps running from under house, and be preferable when the back is the weather side.

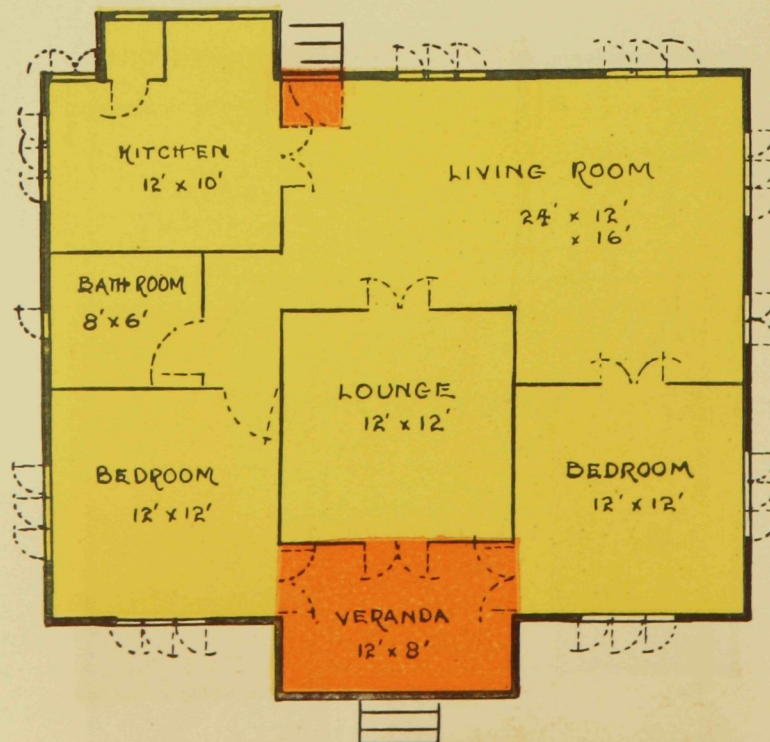


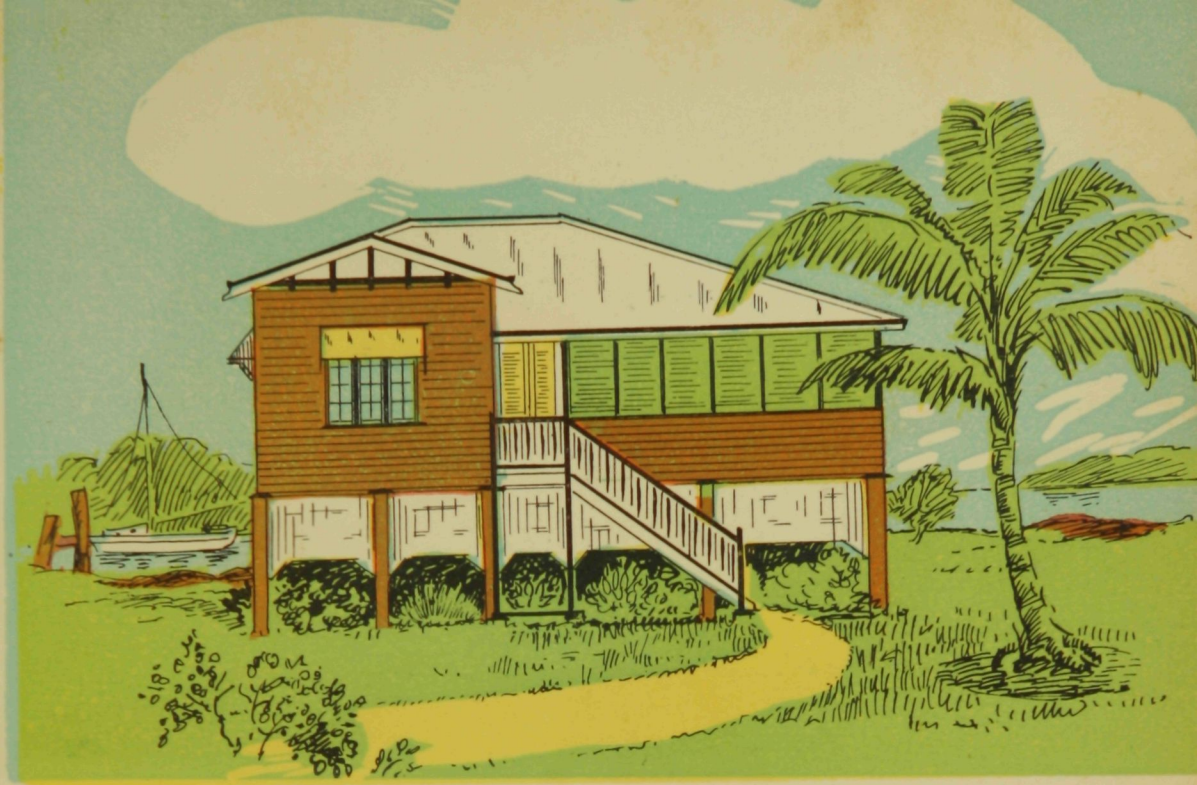


DESIGN No. 30

1083 Sq. Feet.

An essentially balanced residence; may be in wood as well as fibro, the ground floor plan may be considerably varied to suit individual tastes. Living room with low sills and plenty of openings would be delightful in all weathers.

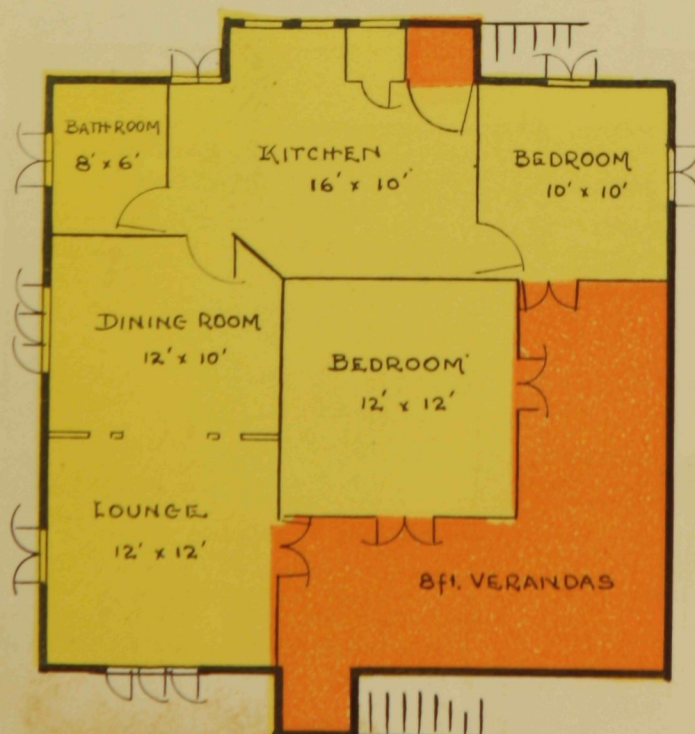


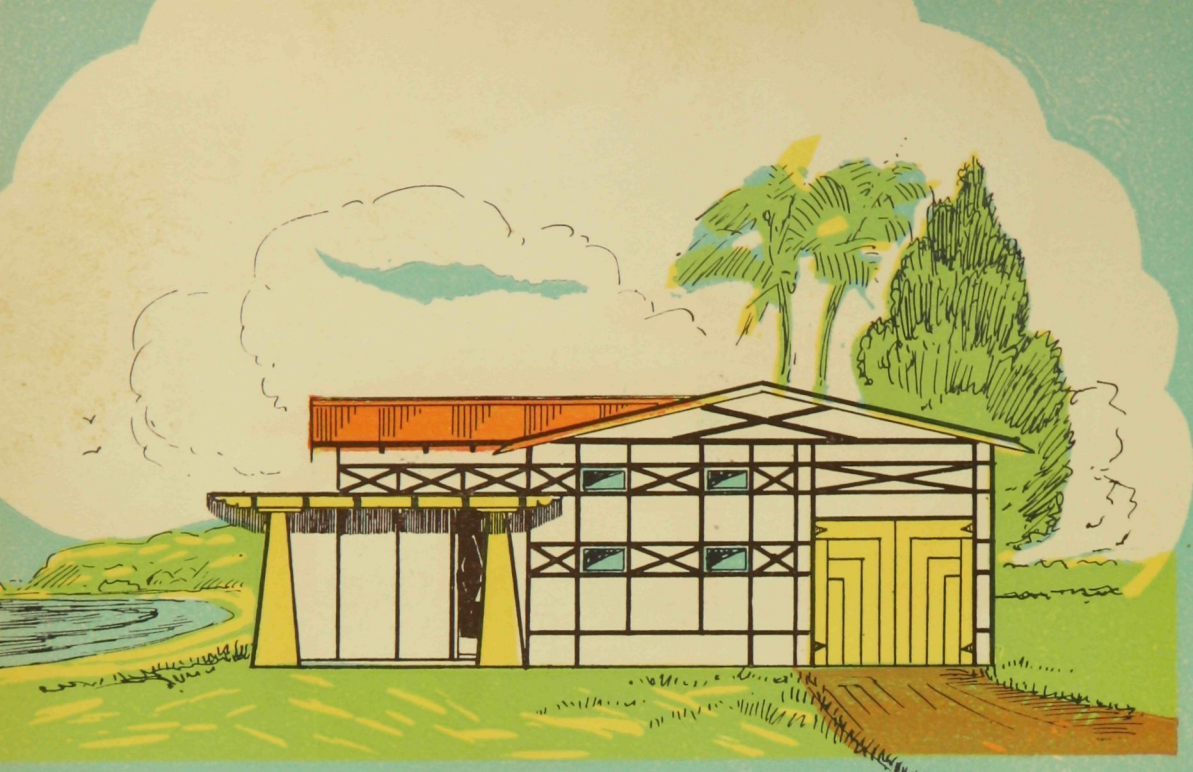


DESIGN No. 31

1015 Sq. Feet.

An extension of No. 26 plan, with verandahs enclosed with louvre panels; it is altogether a comfortable, livable home; the appearance would be bettered with a gable over 2nd bedroom, though this would slightly increase the cost.

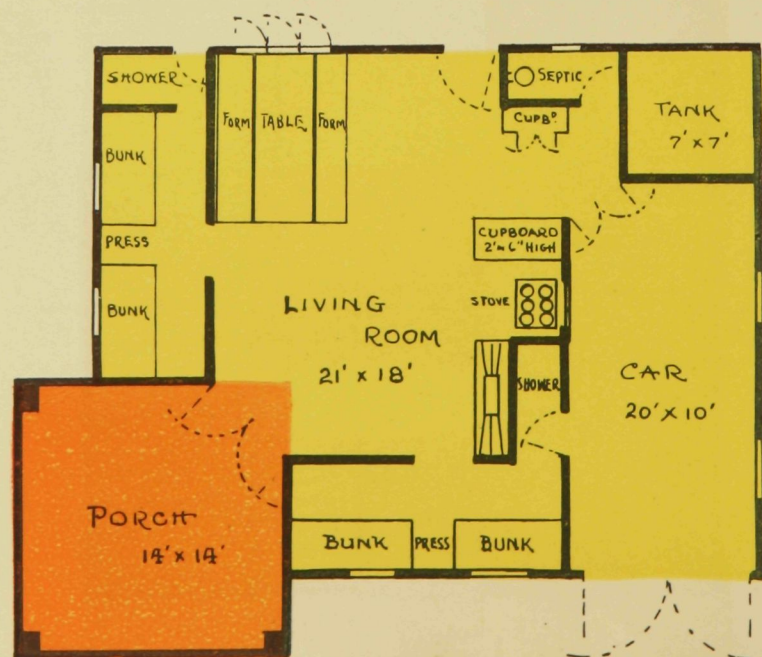


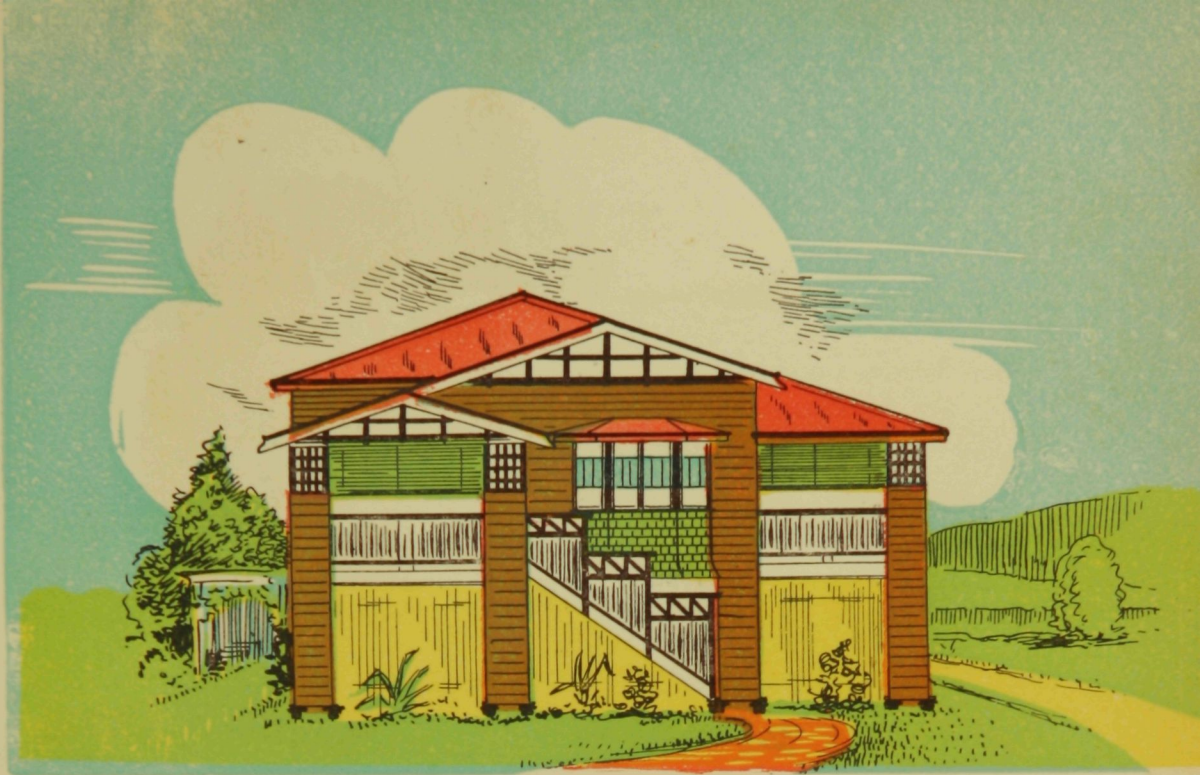


DESIGN No. 32

1030 Sq. Feet.

Was designed for the seaside and is compactly and carefully planned. Bunks may be in tiers of 2 or 3, curtains placed to openings, ceiling tanks over showers which are filled with a suction pump from main tank. Windows to bunks at mattress level slide between double walls; undoubtedly a desirable seaside residence which may be the basis of a plan to suit individual requirements.

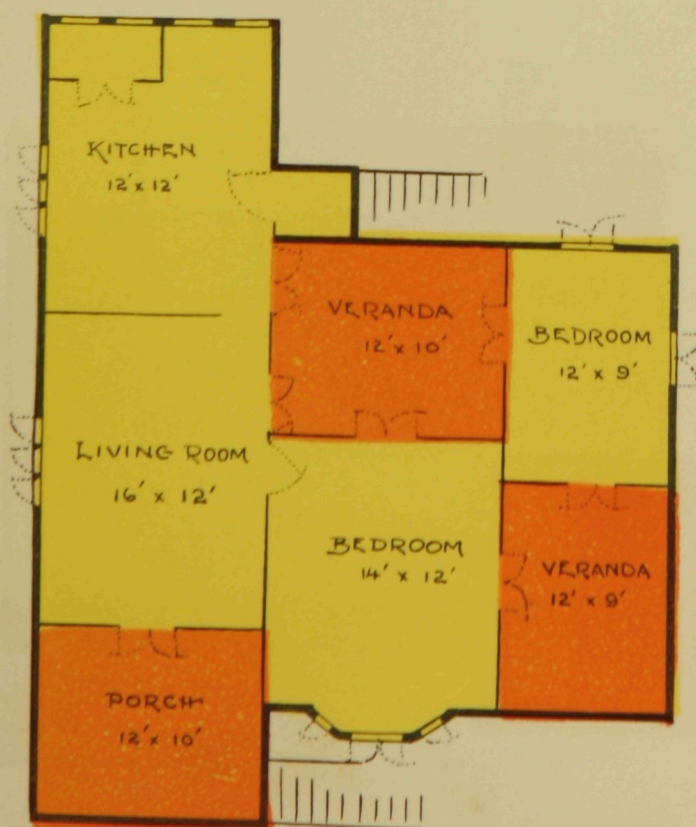


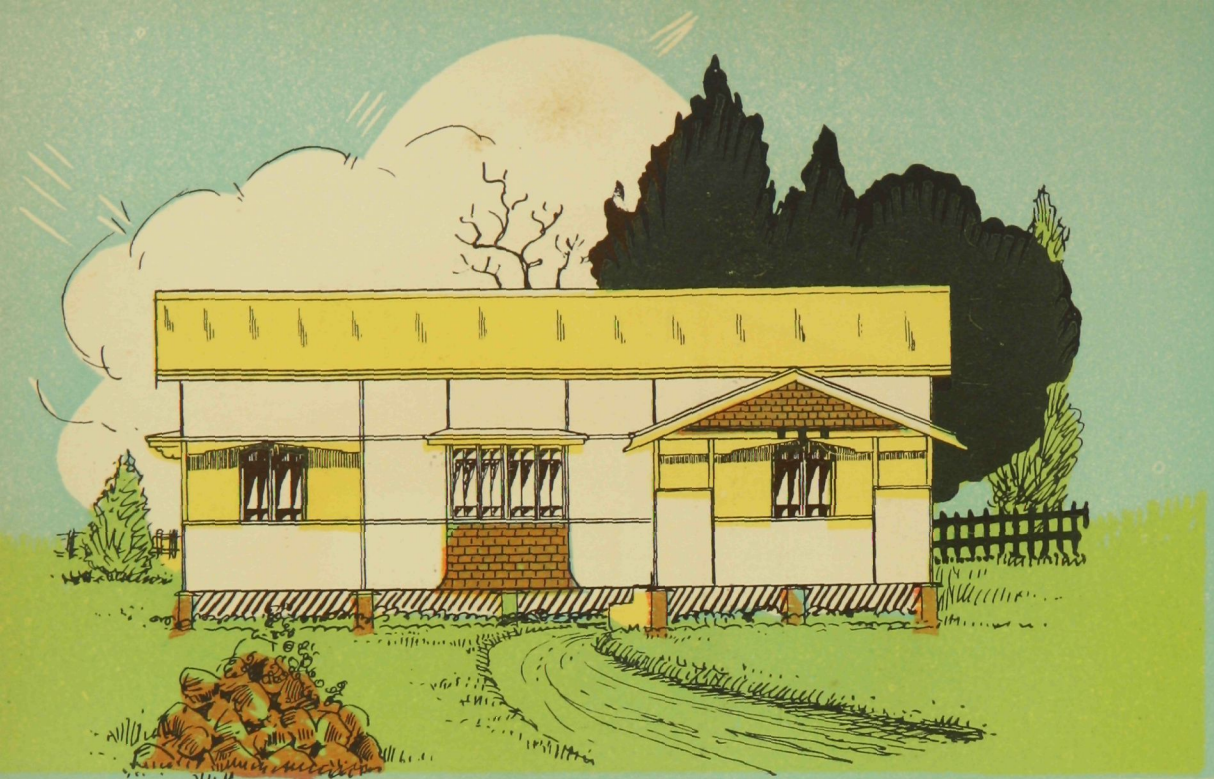


DESIGN No. 33

1007 Sq. Feet.

A bathroom may be added to this residence alongside kitchen at back landing; note the large pantry and the way the main bedroom opens to the both verandahs; it has the elevation that is typical of so many present-day constructions.

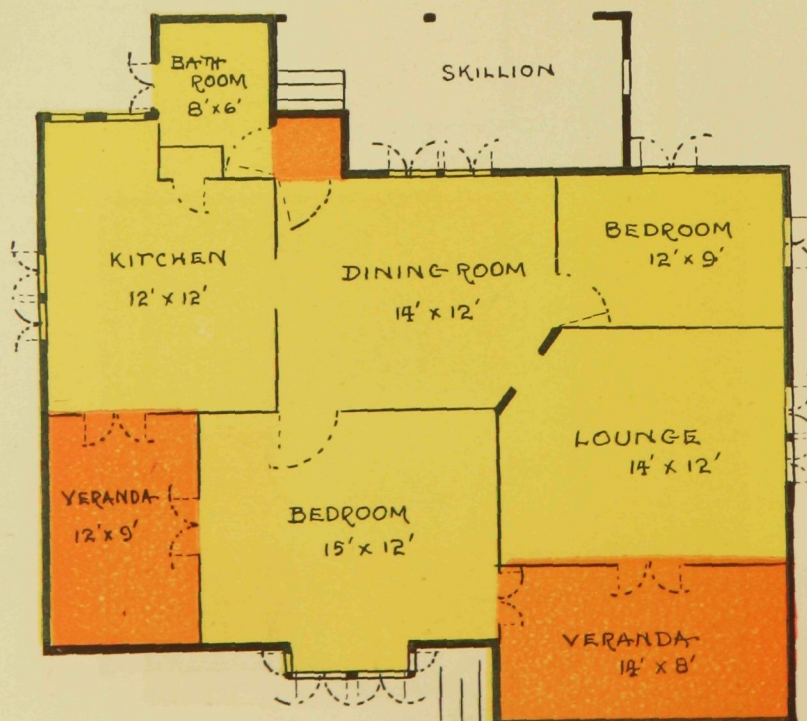




DESIGN No. 34

1067 Sq. Feet

The charm of an arch set angular between lounge and dining rooms has to be seen to be appreciated. The room sizes in this plan are comfortable, large, and the verandah off main bedroom and kitchen fills a need expressed by many.

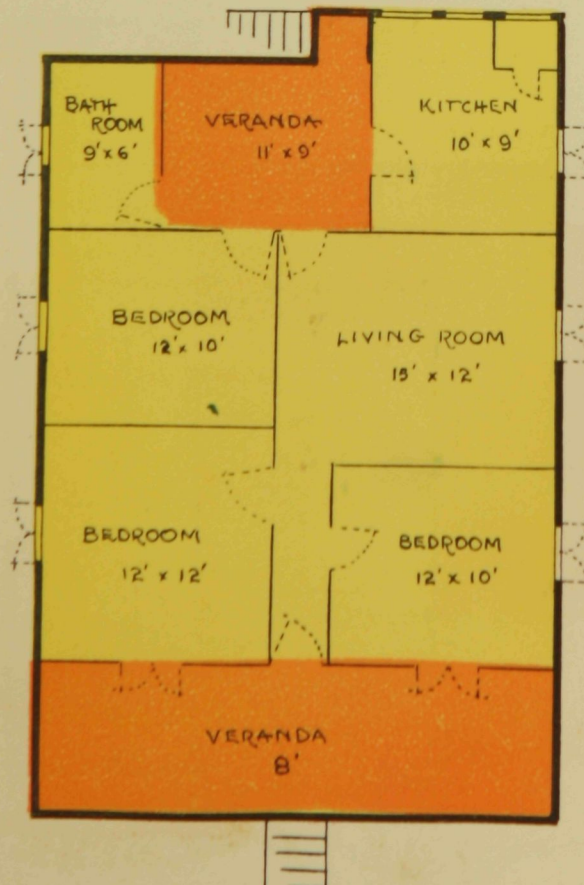


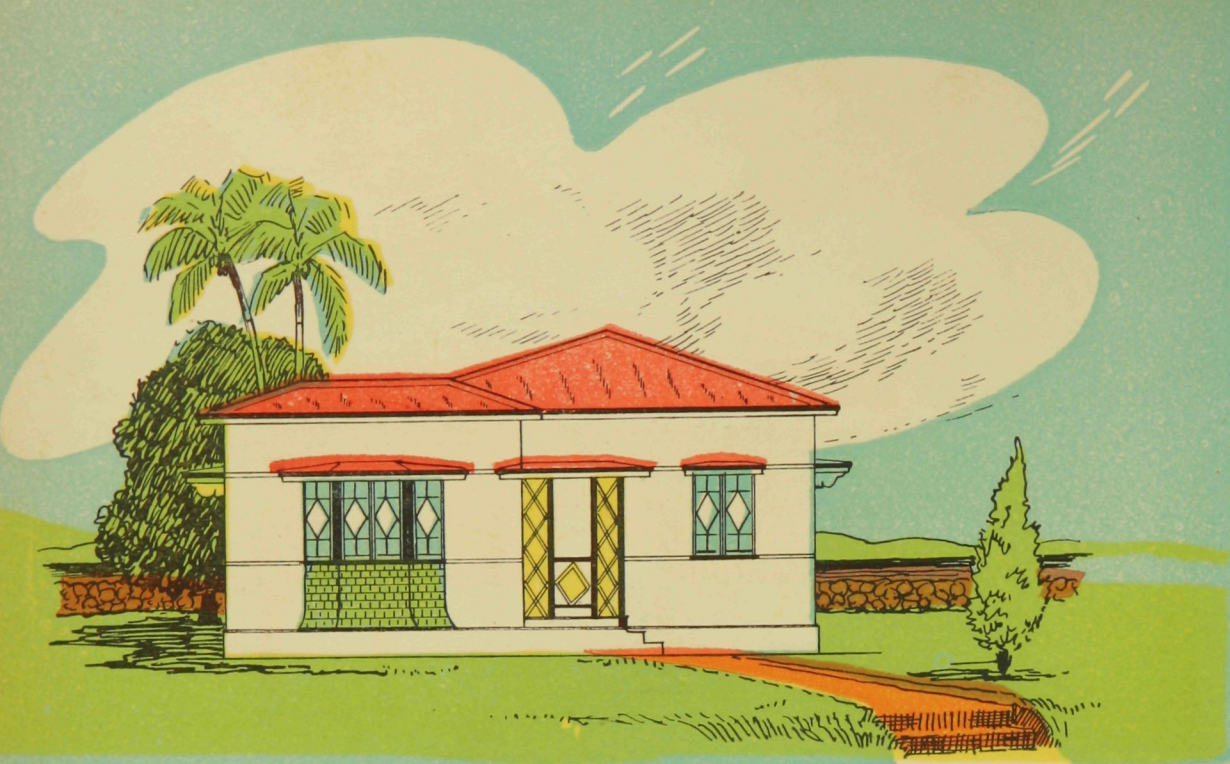


DESIGN No. 35

1092 Sq. Feet.

Another one of "the always with us" style, popular by reason of its 3 bedrooms, a verandah that may be utilised as a dining room and its medium cost as compared with the more elaborate types.

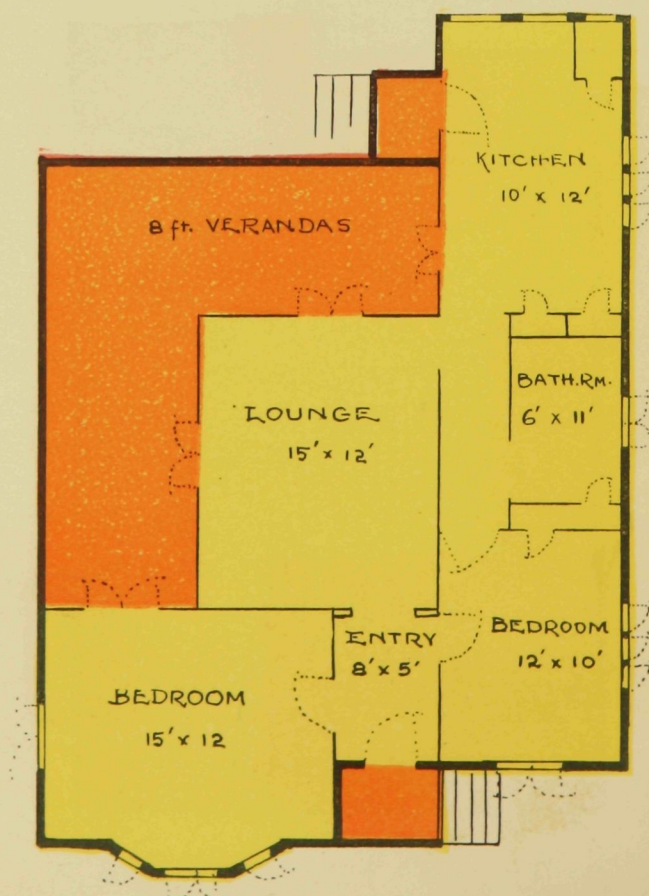


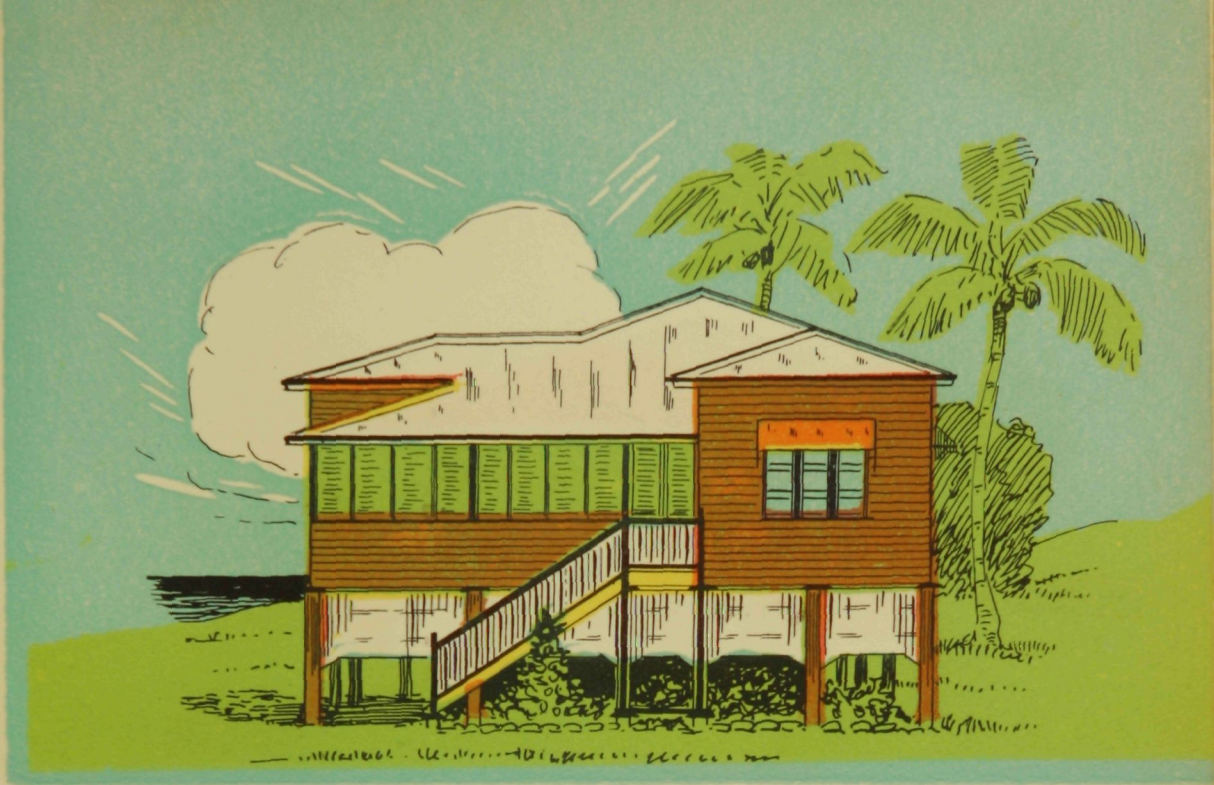


DESIGN No. 36

1066 Sq. Feet.

An unusual type with verandahs that are the acme of privacy and for that reason will appeal to many, a third bedroom could be built at corner of verandahs.

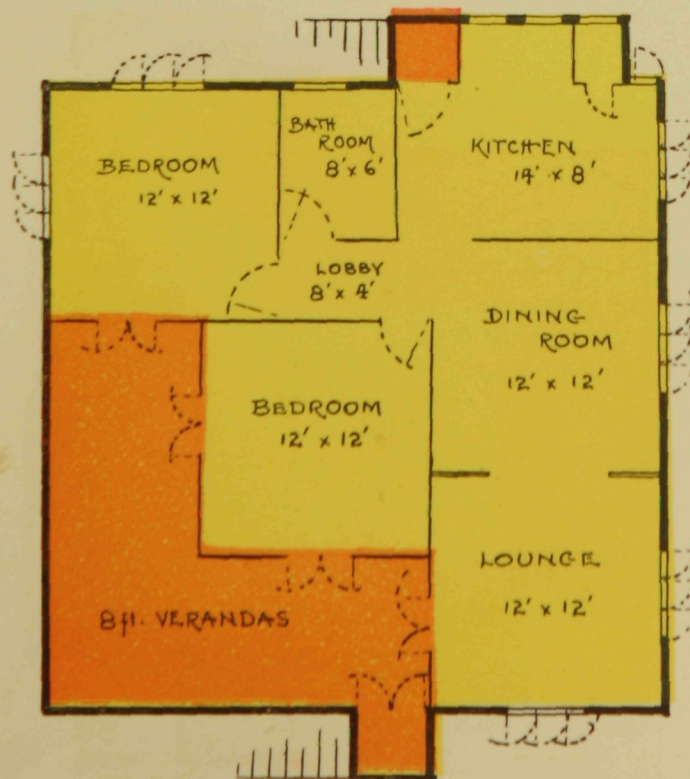


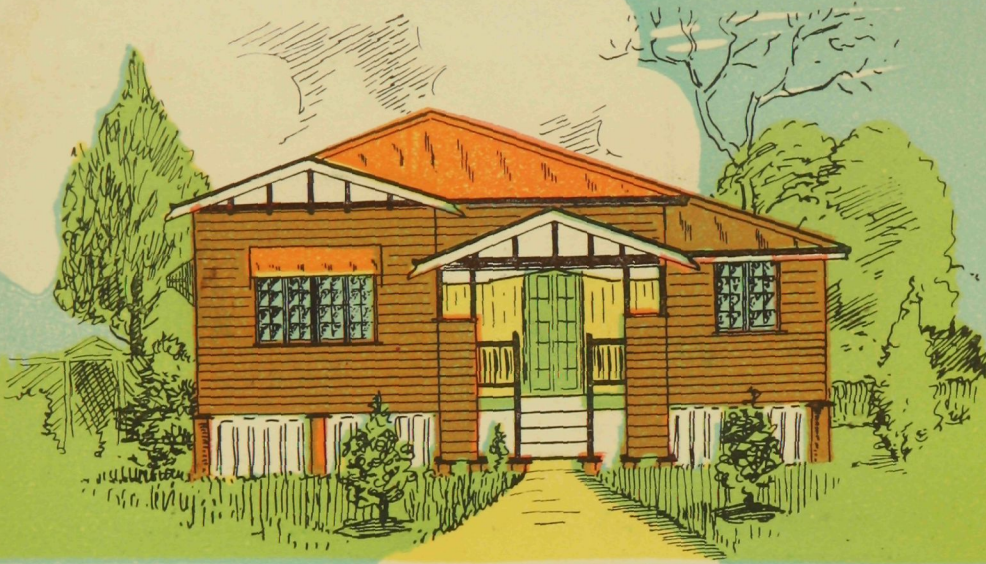


DESIGN No. 37

1076 Sq. Feet.

The bathroom is handy to both bedrooms and kitchen, and the general layout is simple and appealing; room sizes may be varied and elevation may have gables if preferred.

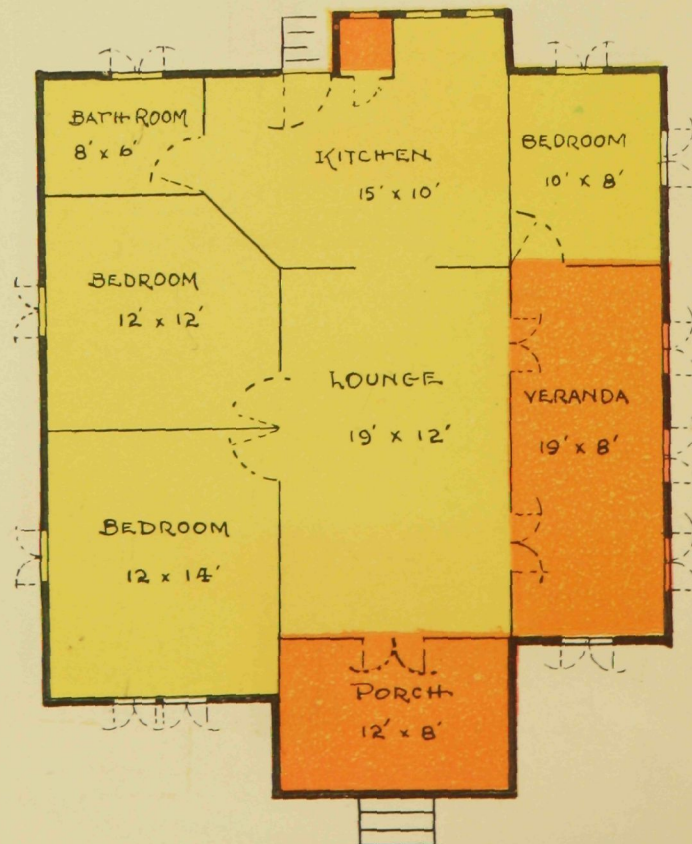




DESIGN No. 38

1087 Sq. Feet.

A desirable home for those who entertain a lot, hence the large lounge room with side verandah; will with its 3 bedrooms accommodate quite a family; is generally quite a substantial dwelling.

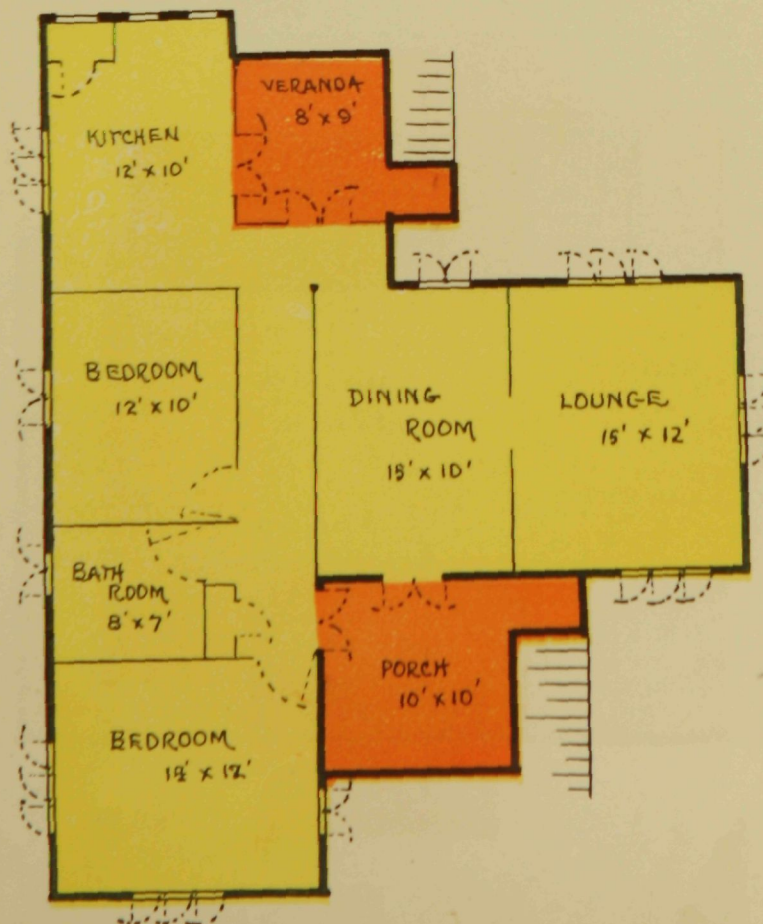


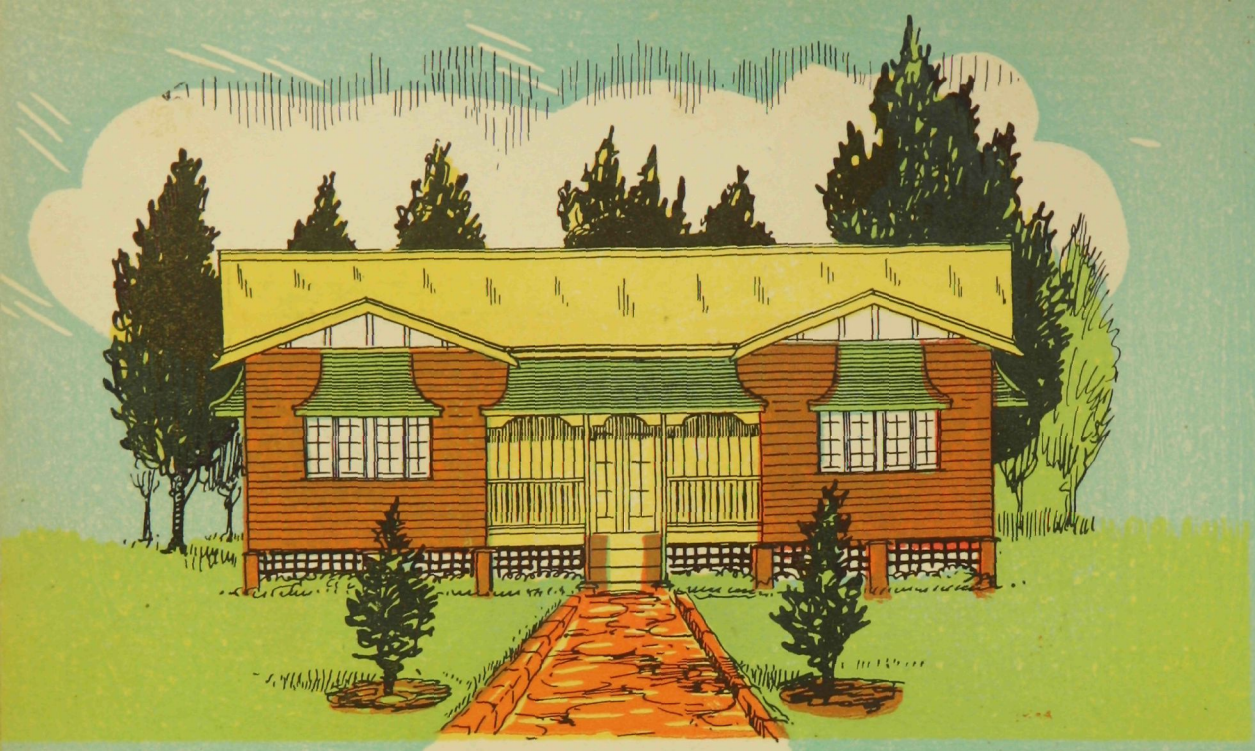


DESIGN No. 39

1090 Sq. Feet.

At first impression this plan appears larger than it really is; the lounge may be for winter or moderate use, the type and placing of hall will appeal to many, and having residence erected on high blocks will have quite an imposing appearance.

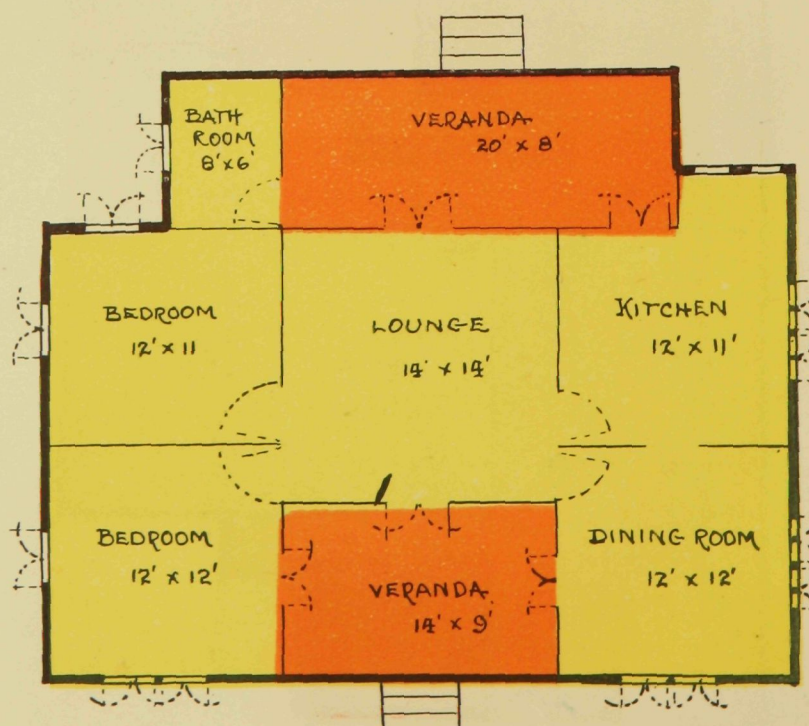


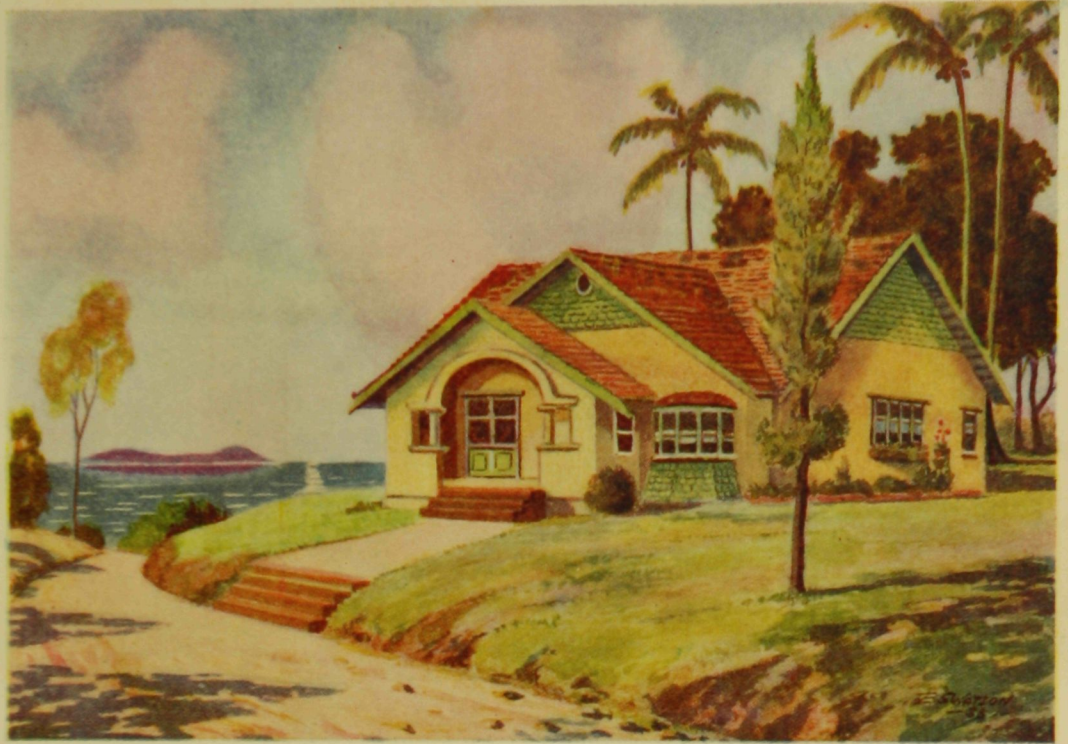


DESIGN No. 40

1100 Sq. Feet.

The lounge room and verandah are essentially the living portions of this home, and with the breezes blowing through the building will be delightfully cool for those who desire this type; is conveniently planned, elevation can be varied considerably.

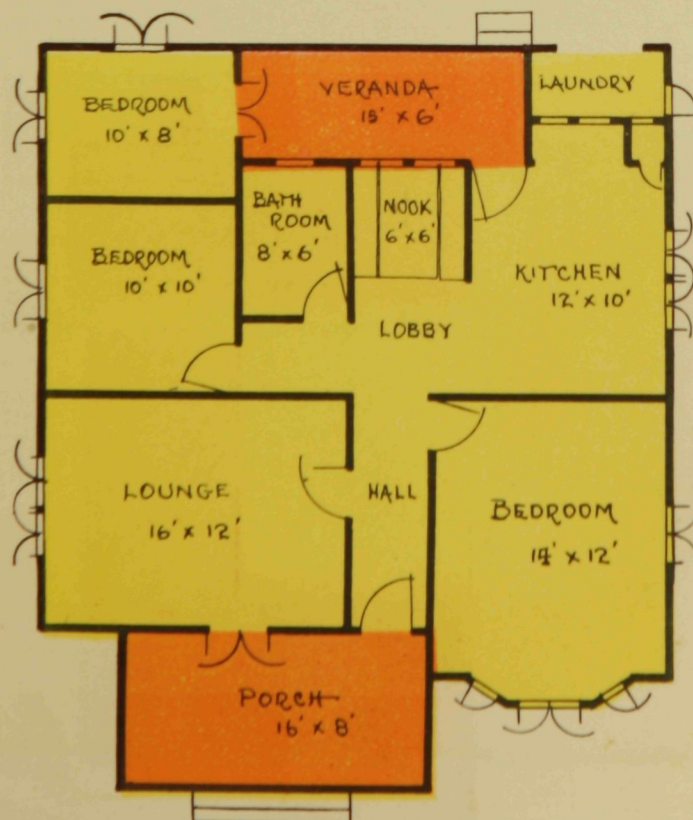




DESIGN No. 41

1112 Sq. Feet.

Entirely modern appearance and layout; may be built in wood, fibro, cement, stucco or brick, and will look well in any of them, back verandah should be louvred in from floor to plate for comfort.

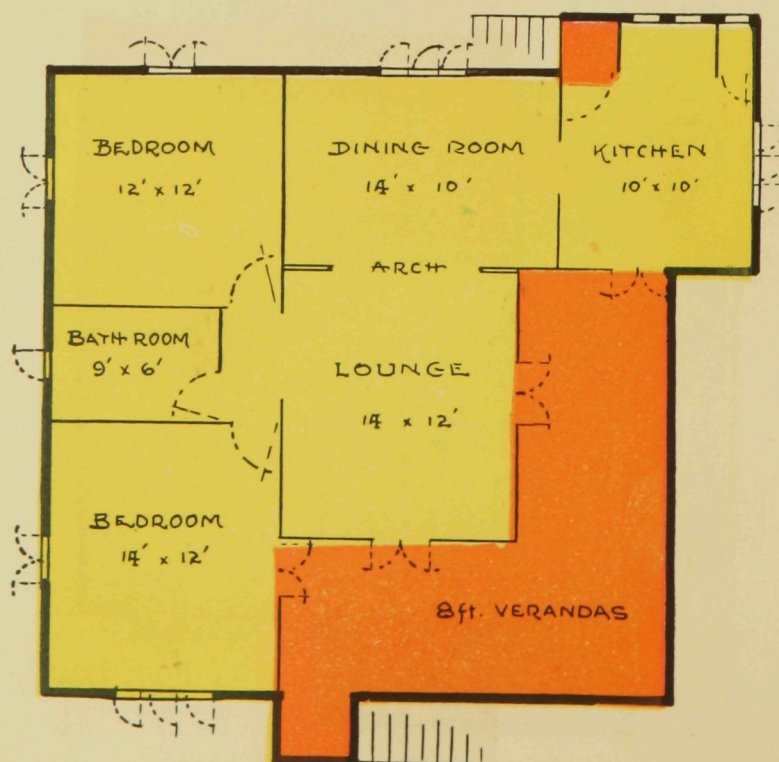


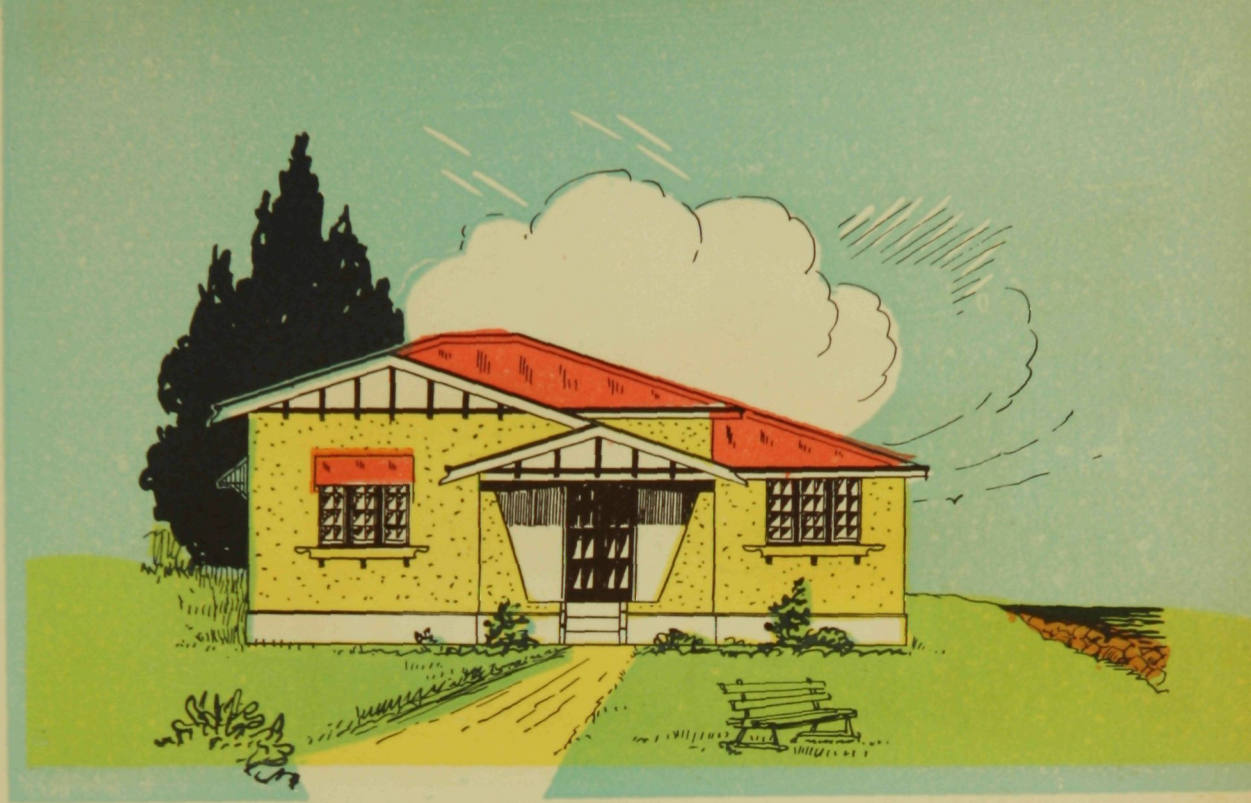


DESIGN No. 42

1110 Sq. Feet.

A different arrangement of plan 37 and is a very popular lay-out; verandahs may be made any extended width and to enhance the appearance have front verandah carried out a further 2ft. with a gable over.

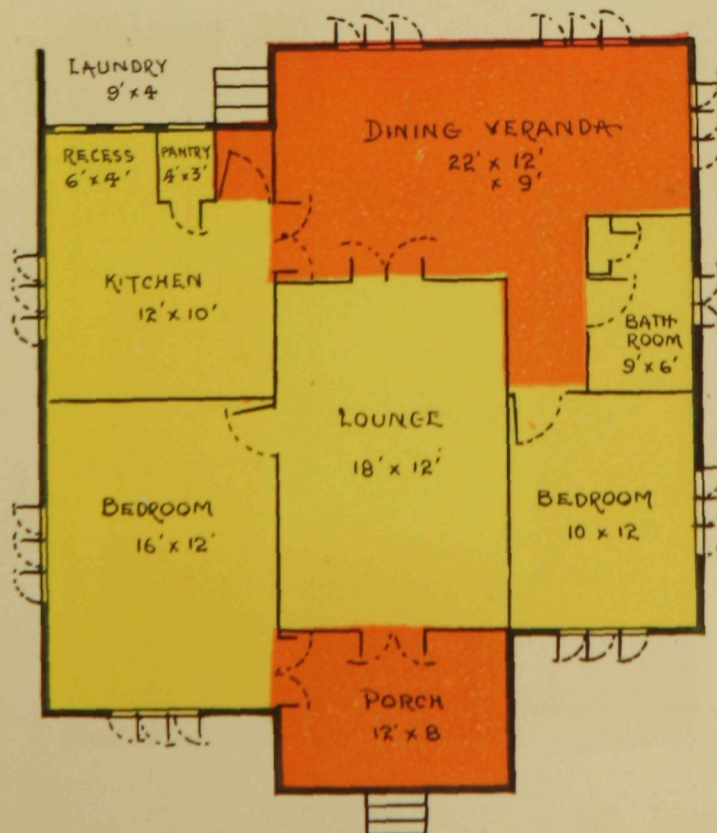


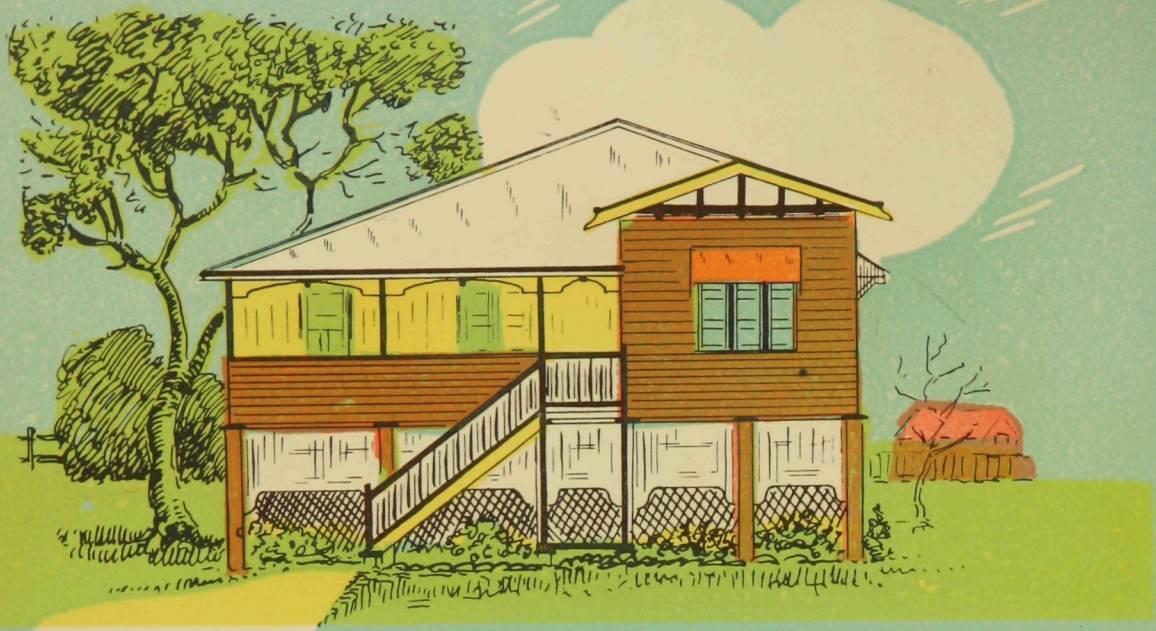


DESIGN No. 43

1164 Sq. Feet.

The Dining Verandah is the main living quarter of this medium sized residence, is illustrated in stucco which is preferably carried out on bird wire, interior may be fibro or timber as preferred.

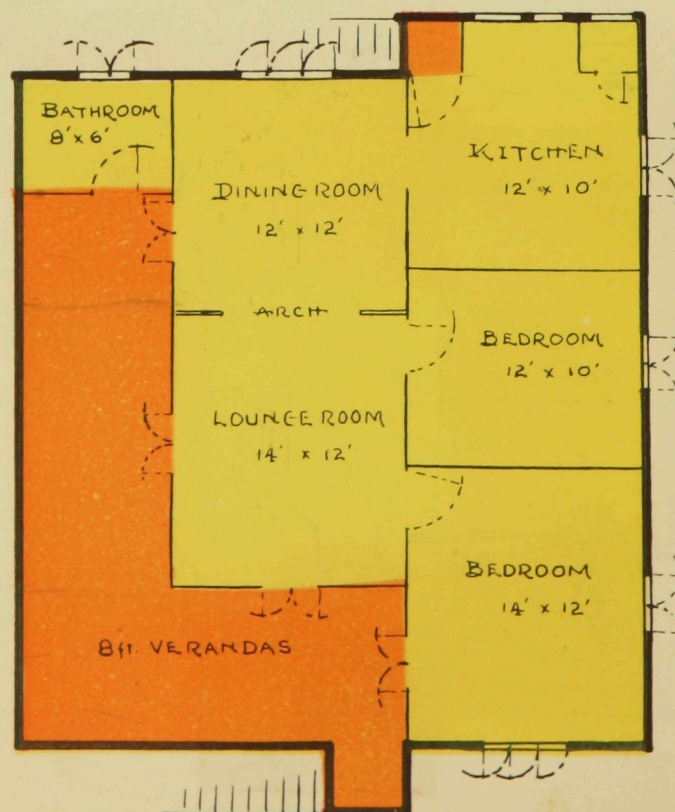


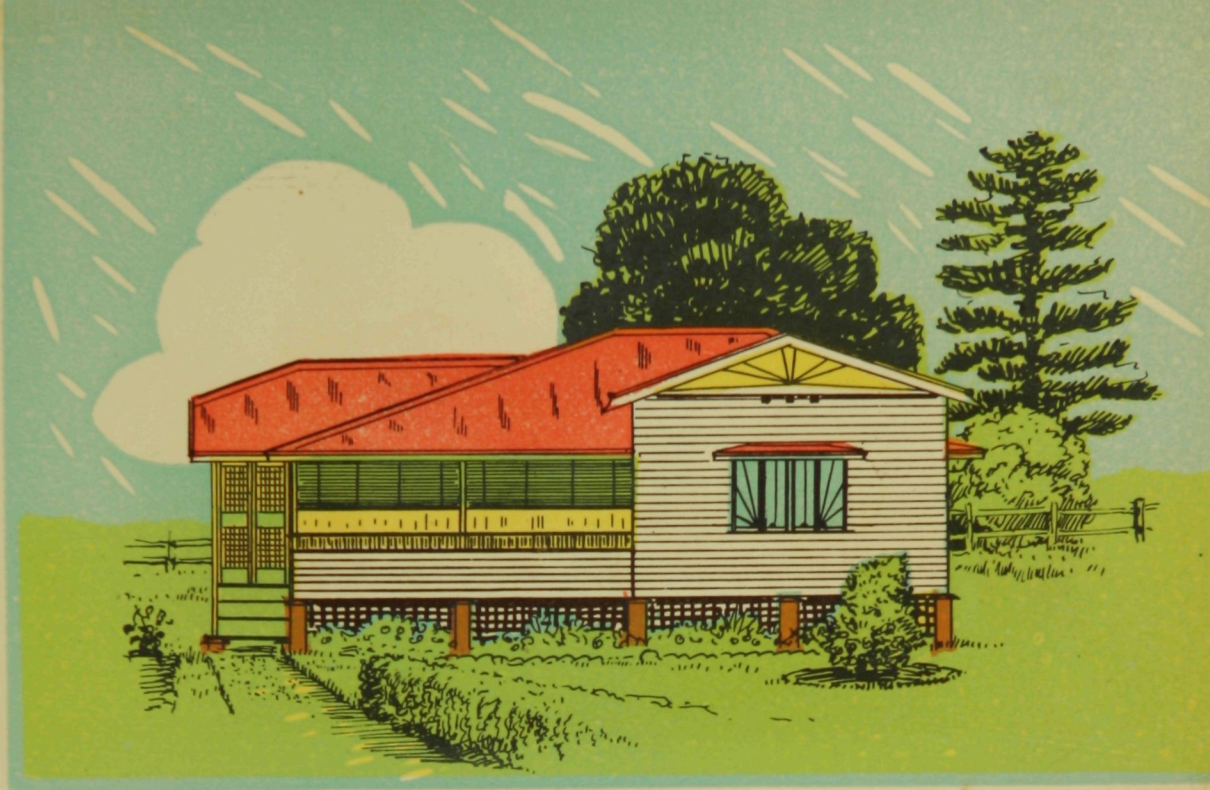


DESIGN No. 44

1140 Sq. Feet.

A variation of plans 37 and 42, and has its adherents all over the State; simplicity in style, and construction plus economy of cost are a feature of this popular residence.

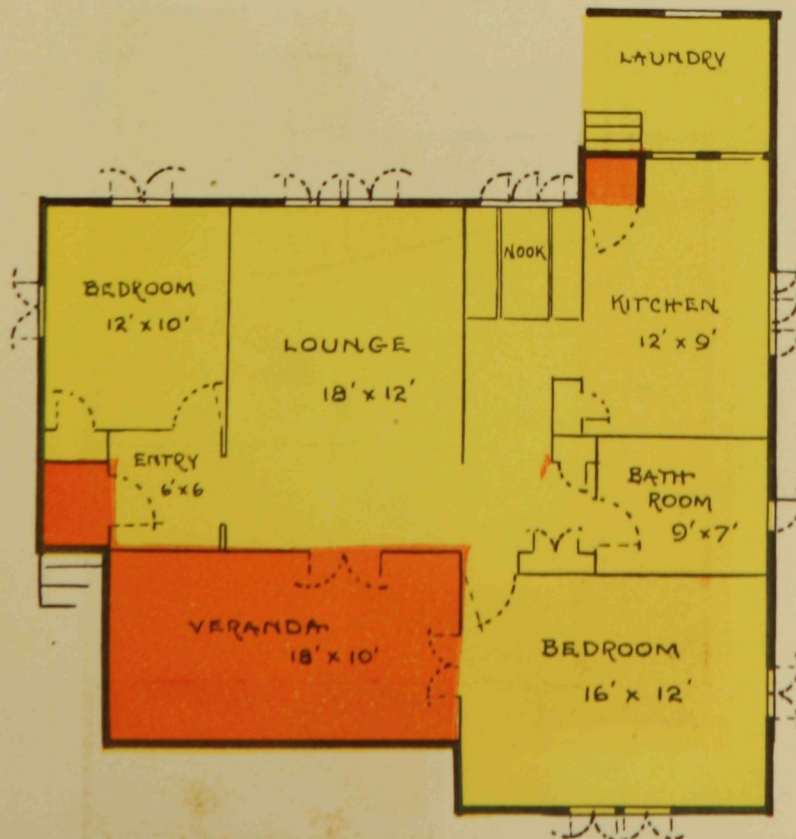


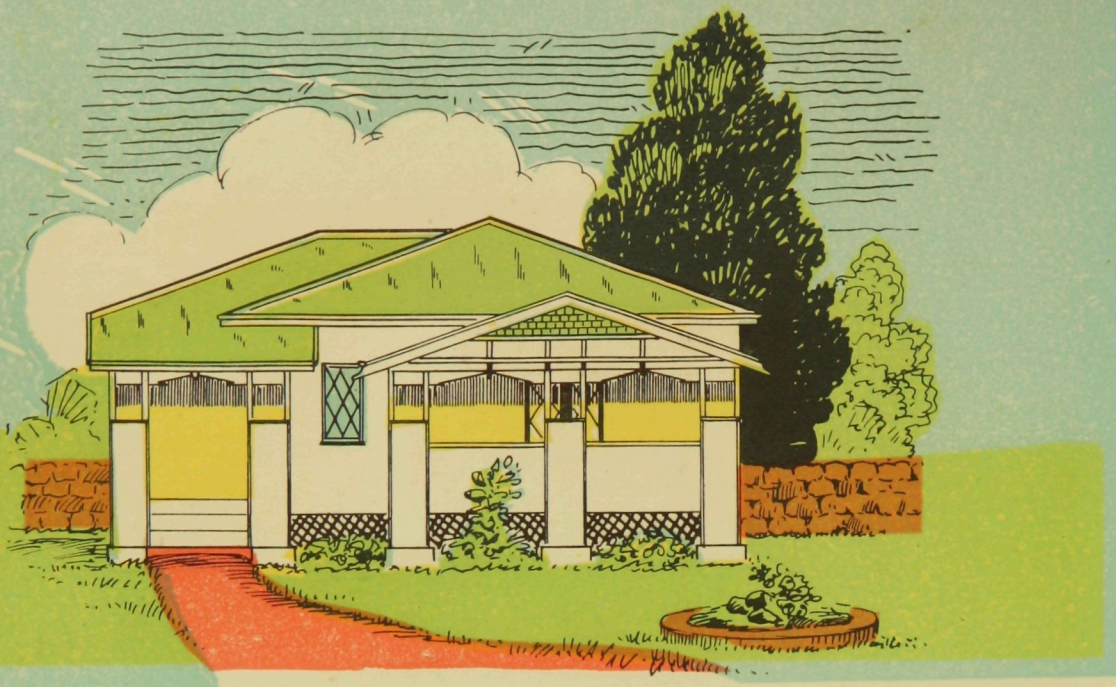


DESIGN No. 45

1153 Sq. Feet.

A large lounge and verandah for entertaining purposes; nooks are becoming increasingly popular and the bedroom at entry is suitable for guests (having a privacy all its own.)

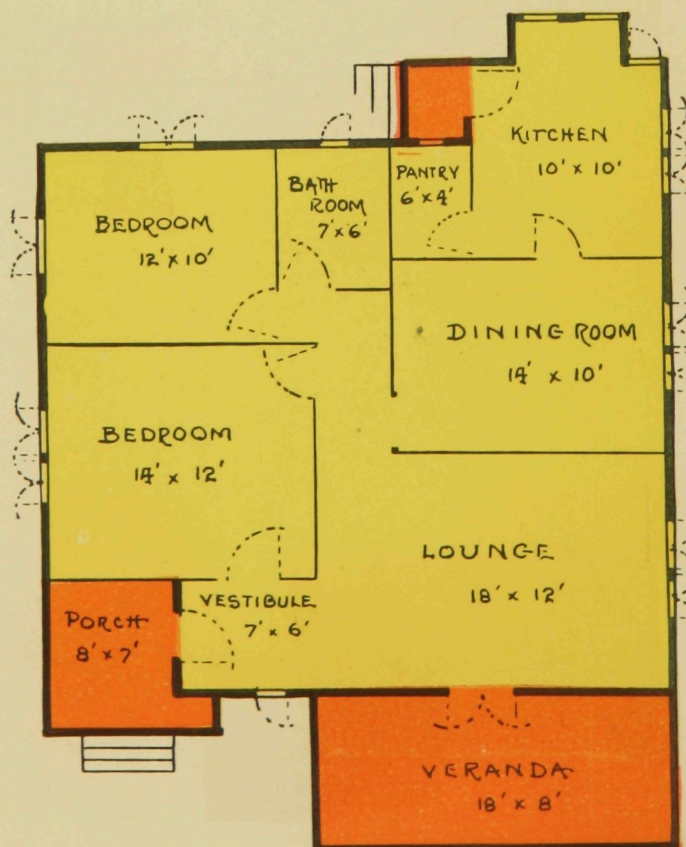


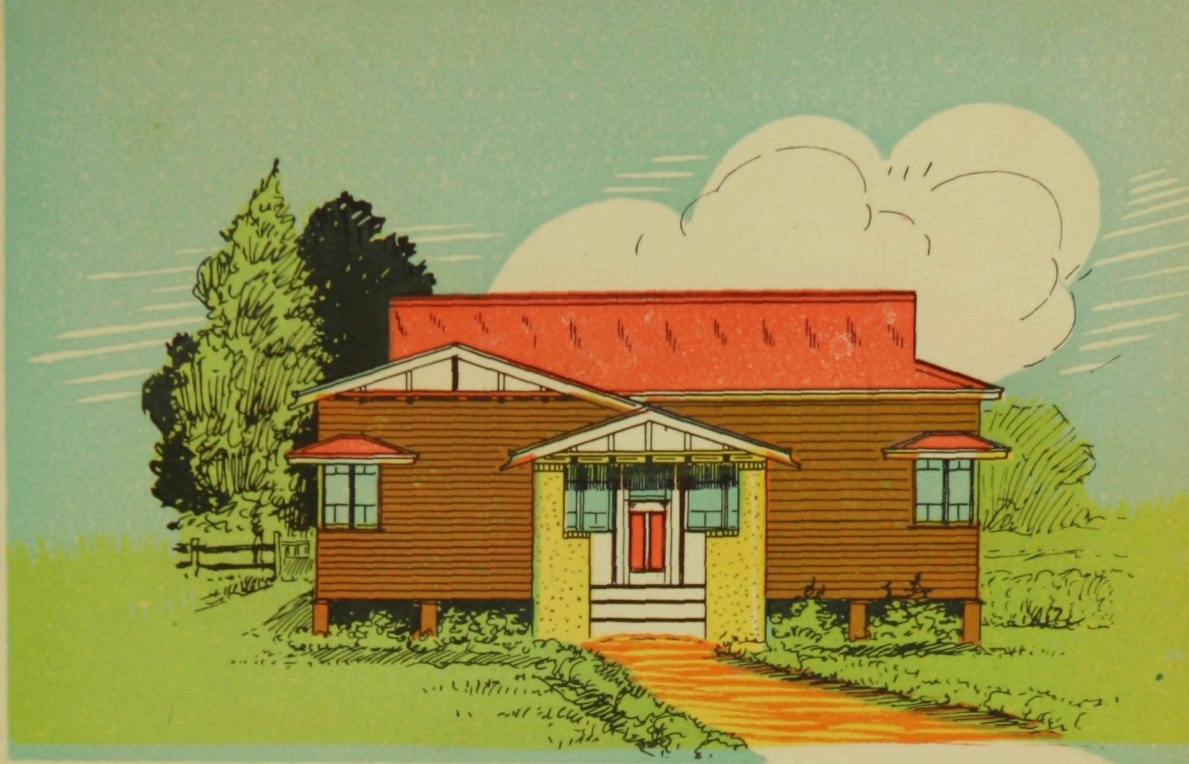


DESIGN No. 46

1120 Sq. Feet.

A balanced residence for those who feel that many homes are built lop-sided; with its 3 bedrooms its large dining verandah and lounge; it can be considered a desirable family home; gables would improve the appearance for those who like them.

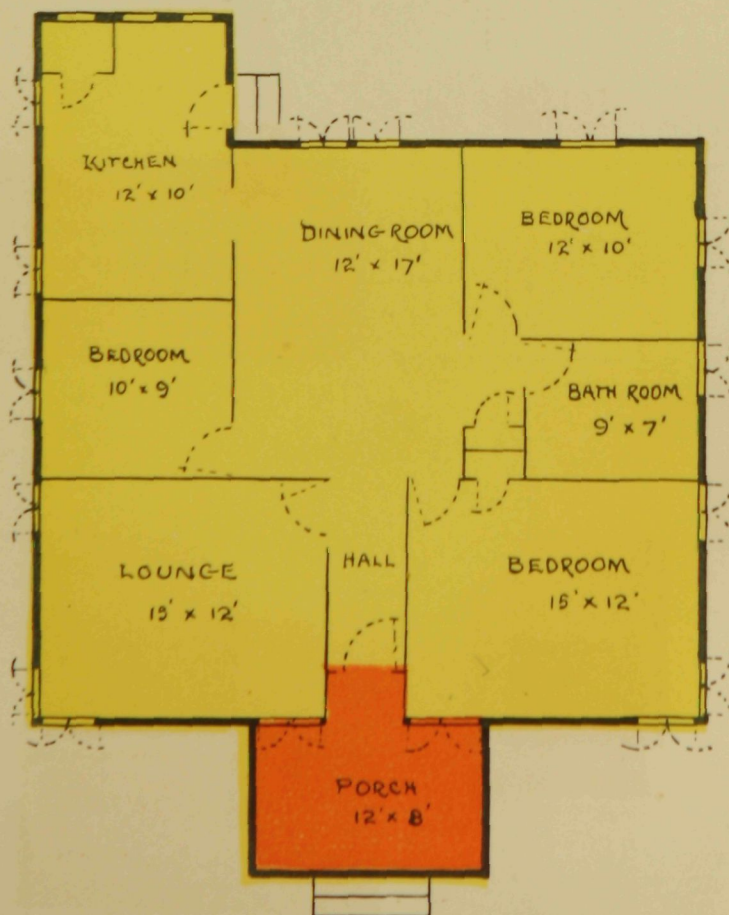


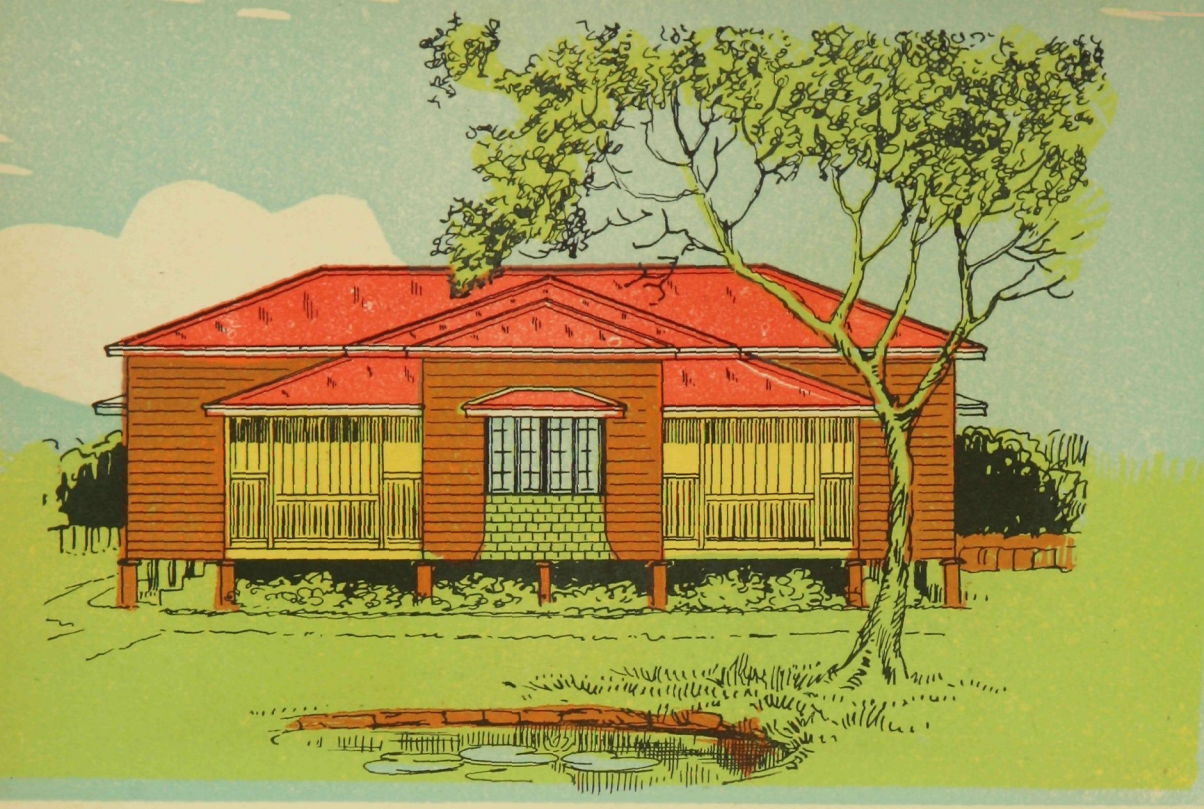


DESIGN No. 47

1132 Sq. Feet.

Just a little different with a fine big lounge, may be constructed in wood or fibro and the elevation can be varied to suit individual taste.

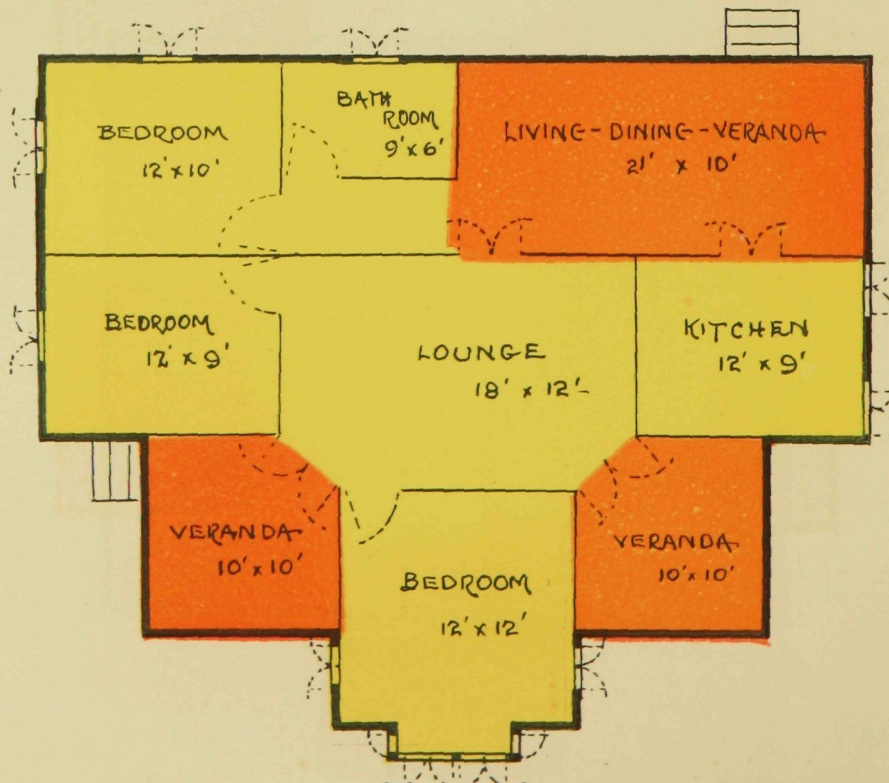


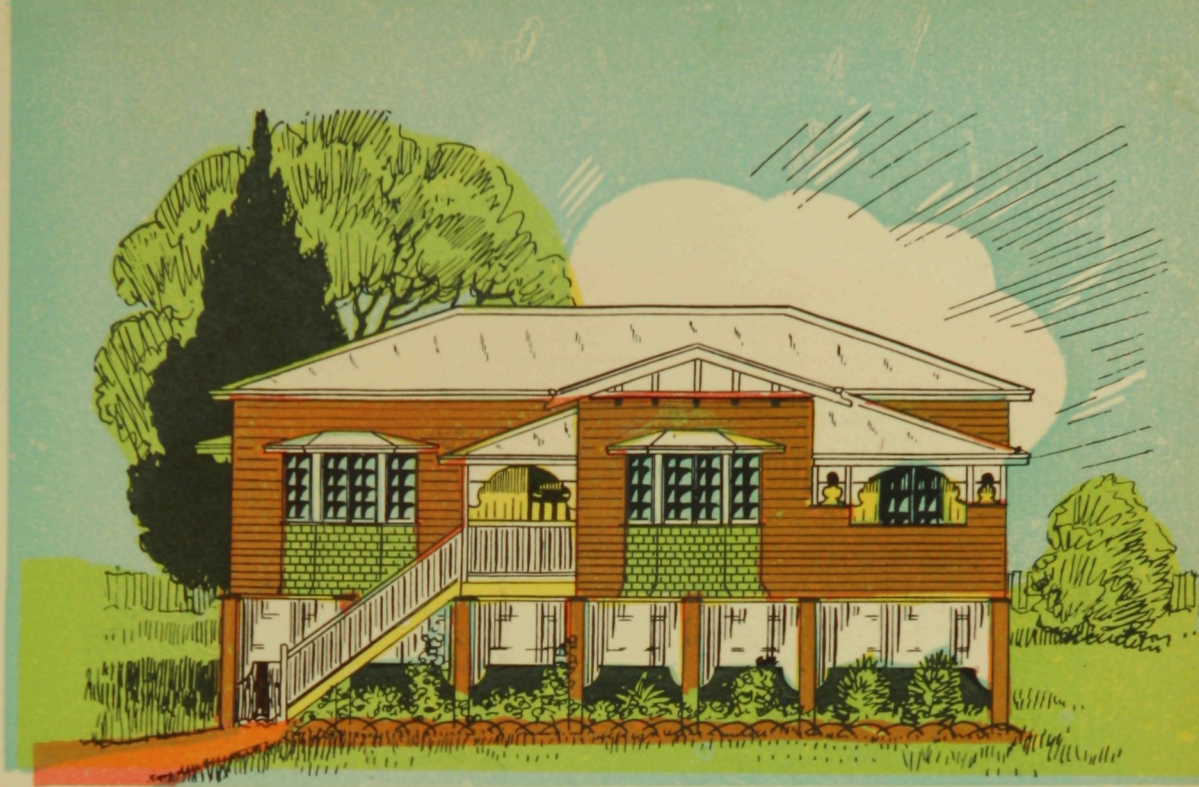


DESIGN No. 48

1152 Sq. Feet.

A 3 bedroom home with a large dining room, is popular with many people, the dining room of course being the main living quarter of the family, with the lounge kept for the entertainment of visitors.

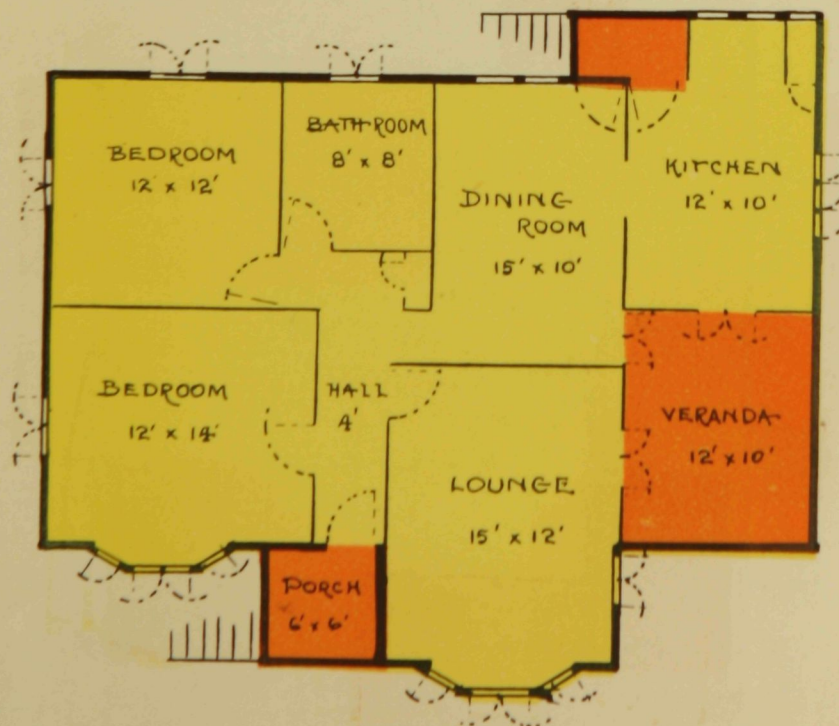




DESIGN No. 49

1116 Sq. Feet.

Has quite a breadth of frontage, is quite roomy and is one of the types within the reach of most folks with a moderate income.

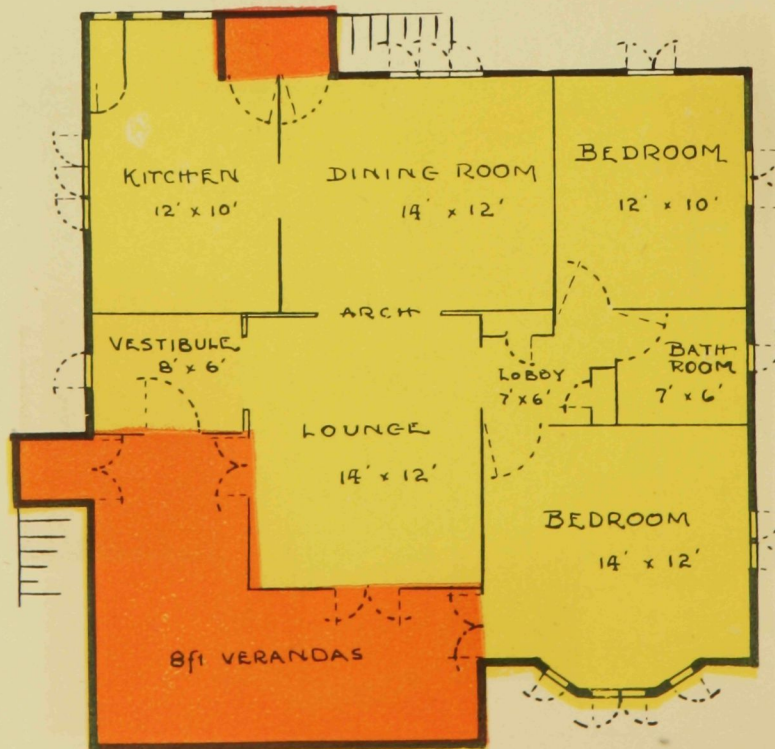


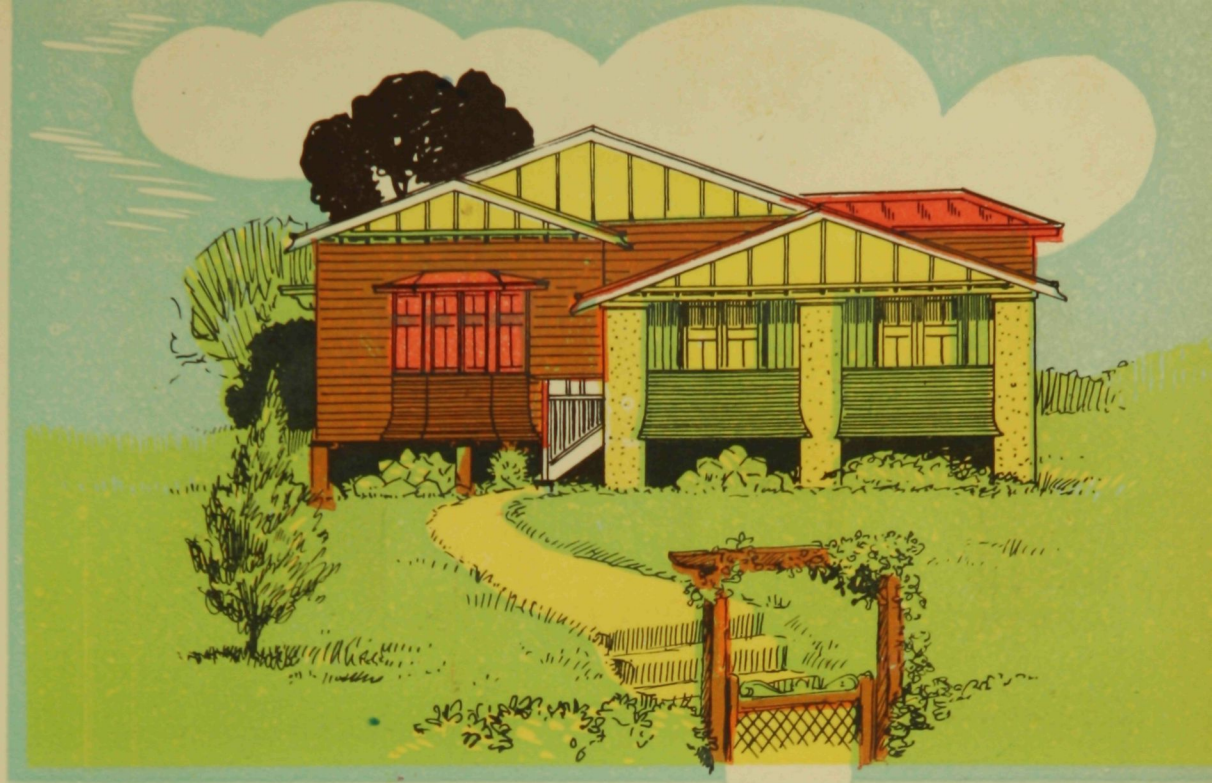


DESIGN No. 50

1160 Sq. Feet.

Appearance is the keynote of this residence; is becoming more popular year by year, there is no waste space, and for compactness and value would be hard to beat. Some may prefer the addition of a sleep-out.

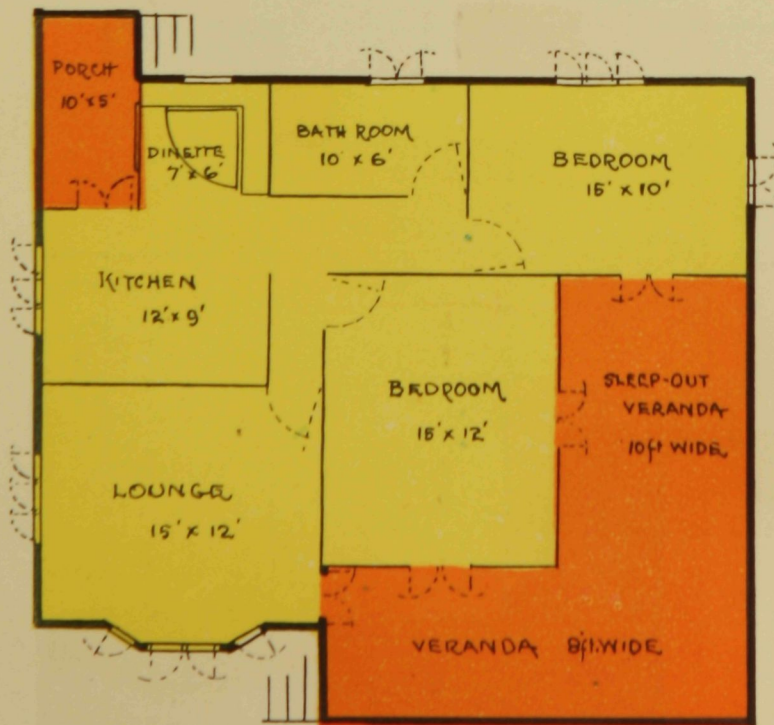


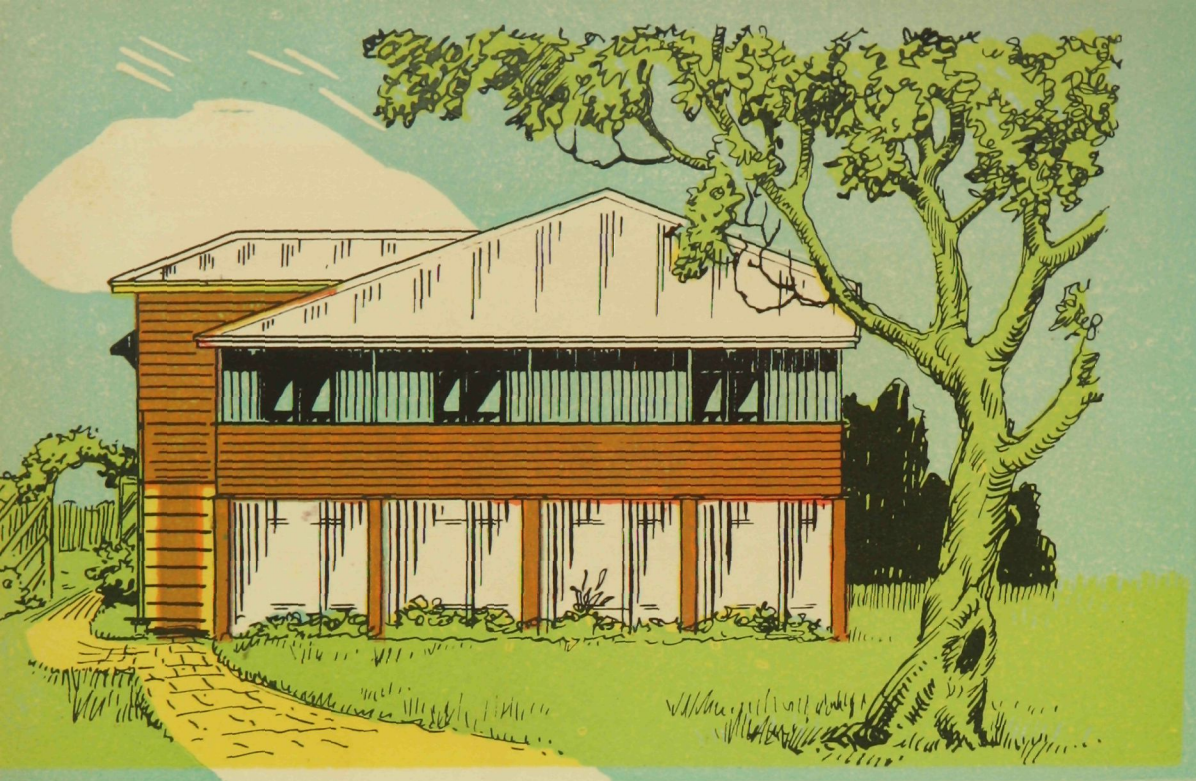


DESIGN No. 51

1172 Sq. Feet.

Following after the style of No. 50 but with an entirely different arrangement of rooms. Dinette seating should be upholstered and be fixtures. Is another home in the medium price field.

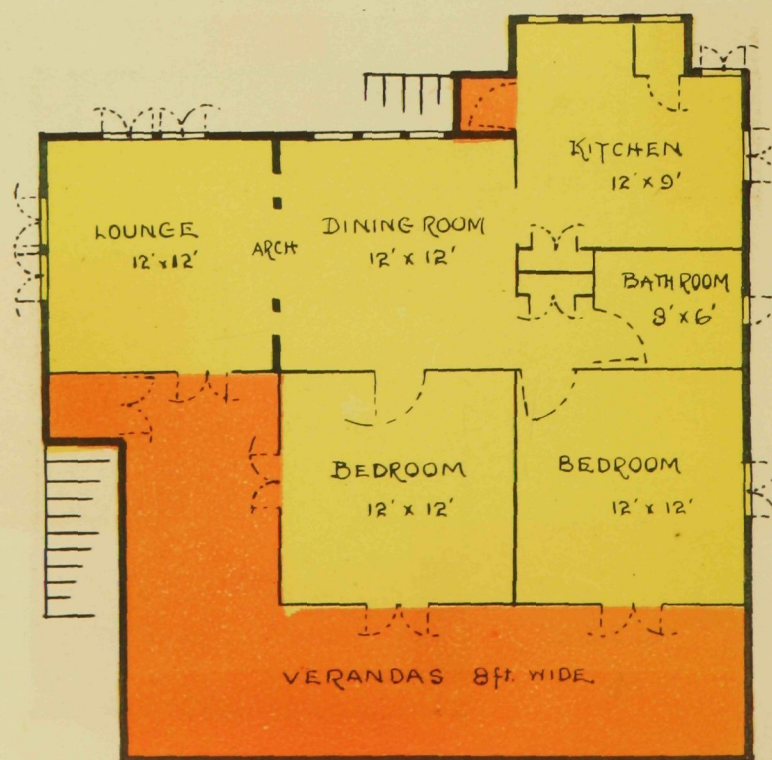


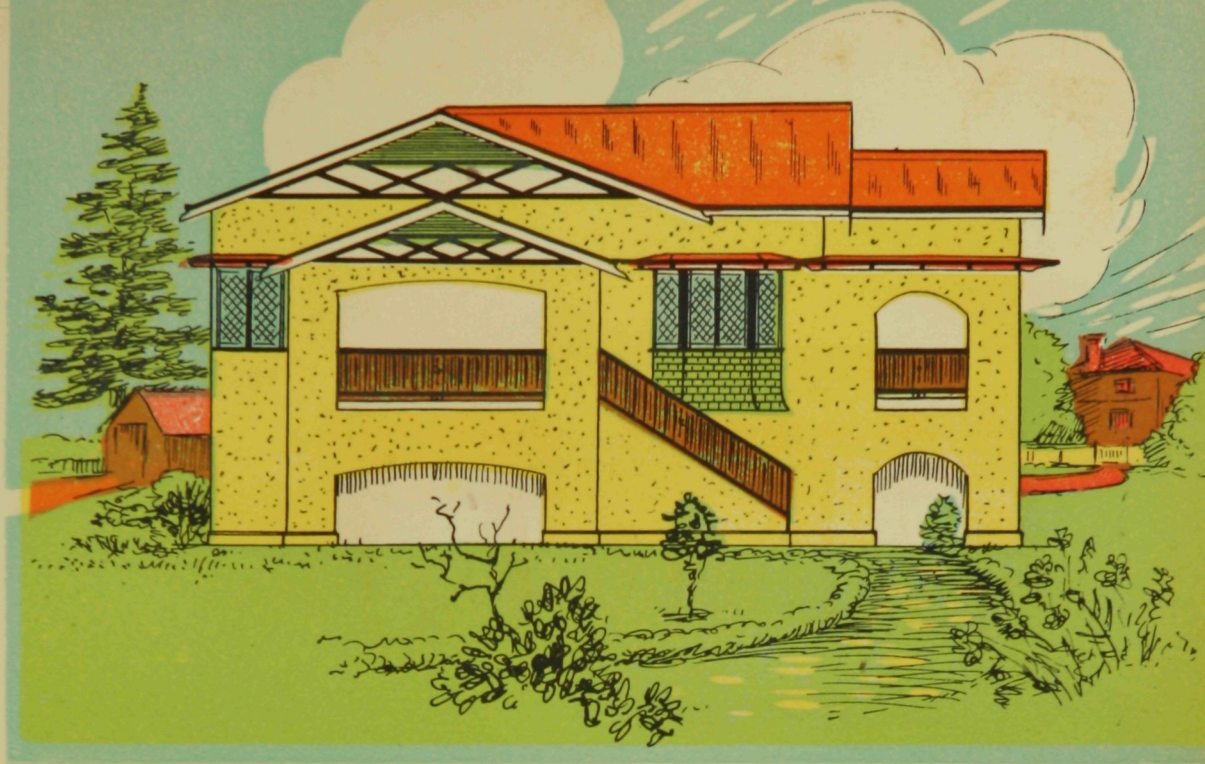


DESIGN No. 52

1160 Sq. Feet.

Another of the 37, 42 and 44 type, has the same adequate verandah room, very reasonably priced and just the type for the person requiring a fair amount of floor space at a medium cost.

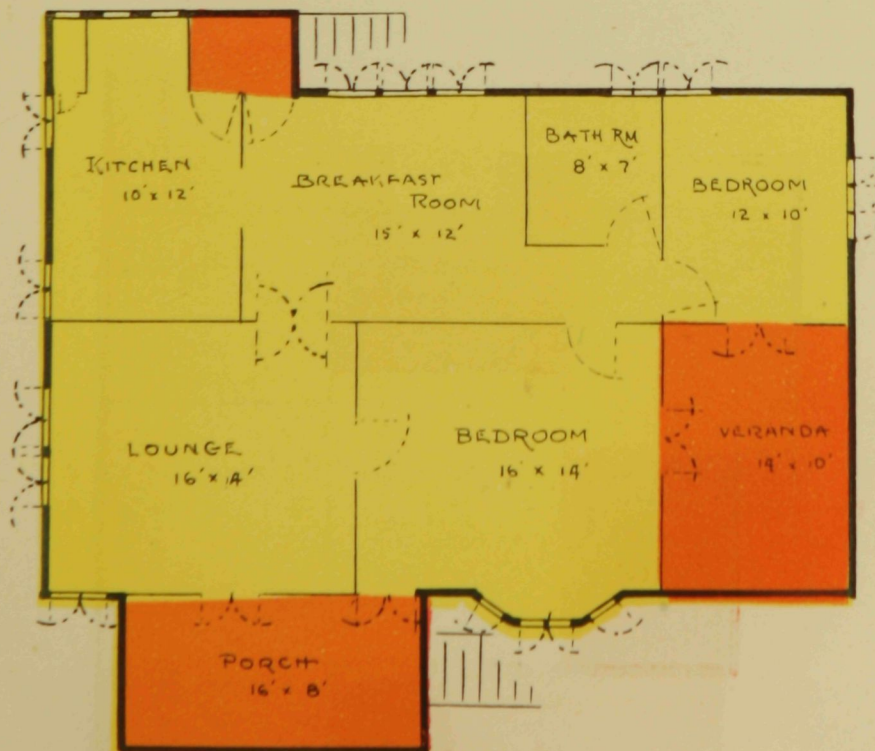


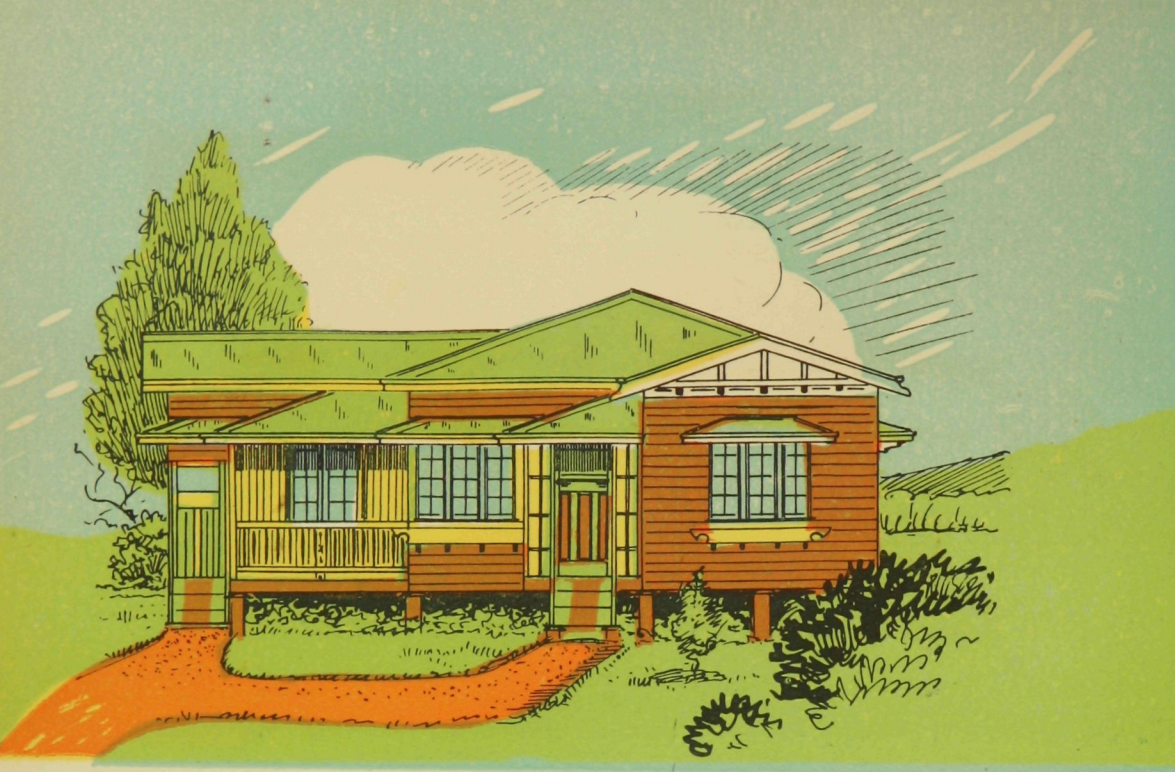


DESIGN No. 53

1172 Sq. Feet.

Quite an expensive looking type in stucco, but just a medium priced dwelling after all; mainly for those who have a cramped feeling in the usual sized rooms, and feel that every room should be of fair area.

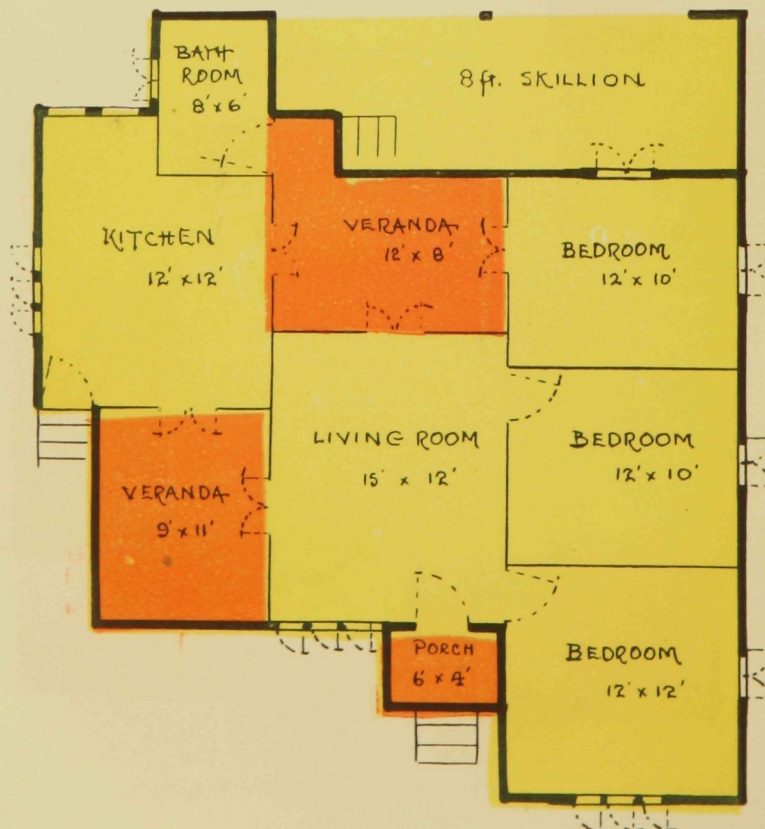


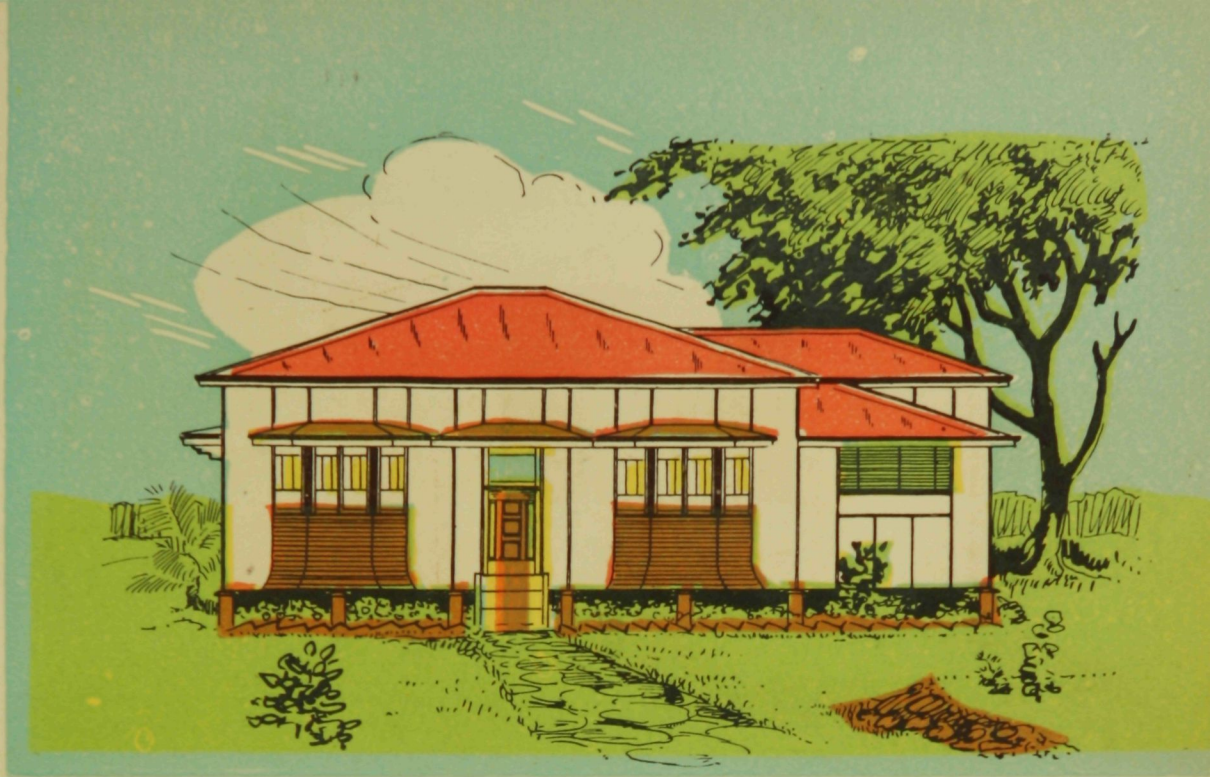


DESIGN No. 54

1185 Sq. Feet.

Another 3 bedroom type, a kitchen large enough for the family to eat in, or back verandah may be utilised for such purpose; place is airy and economical.

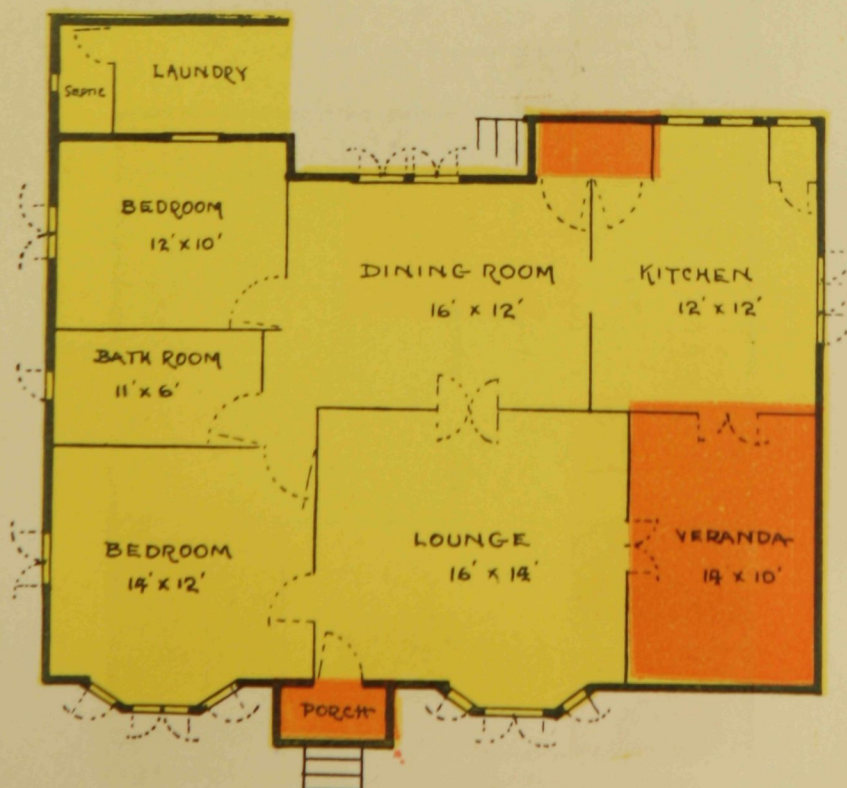


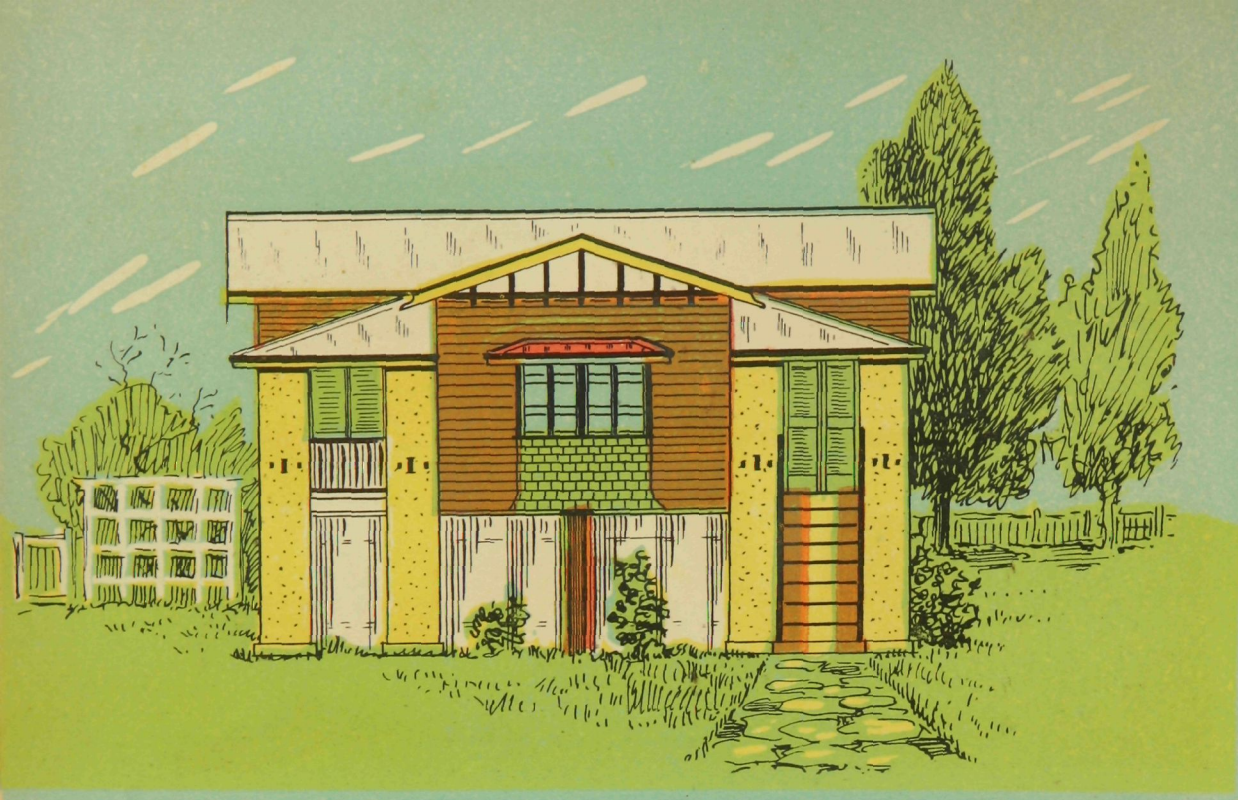


DESIGN No. 55

1200 Sq. Feet.

Again we have large size rooms with quite a usual lay-out; will look equally effective in weatherboards or chamfers, and with a different elevation will be suitable for high blocks.

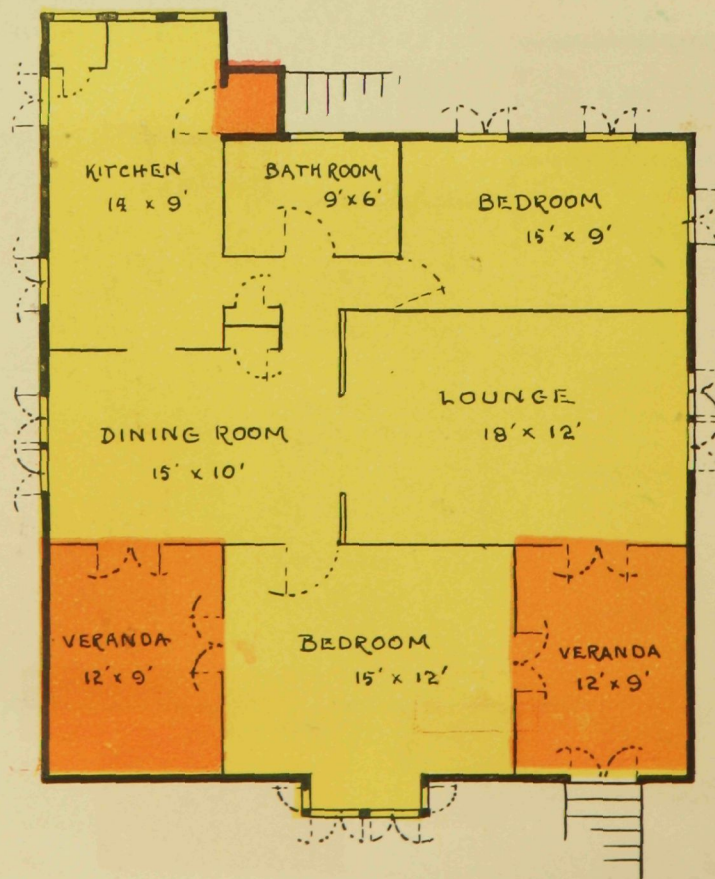


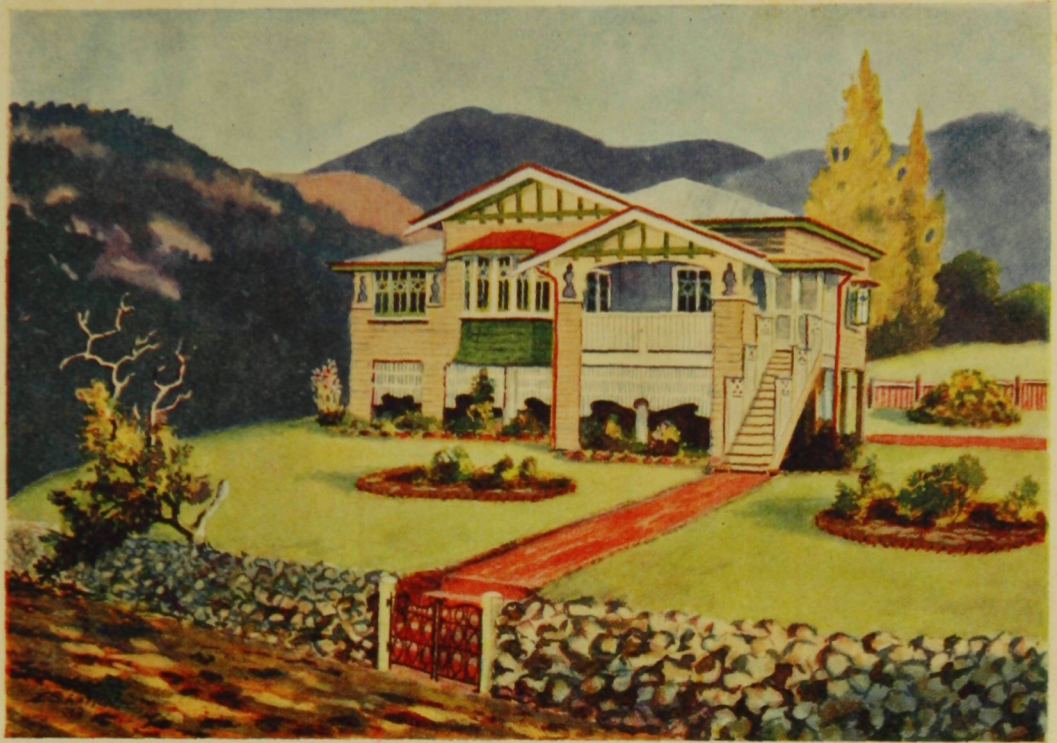


DESIGN No. 56

1173 Sq. Feet.

A type that was being built weekly in Brisbane in the boom years; has a balanced appearance and gives privacy to the bedrooms and airyness through the dining and lounge rooms.

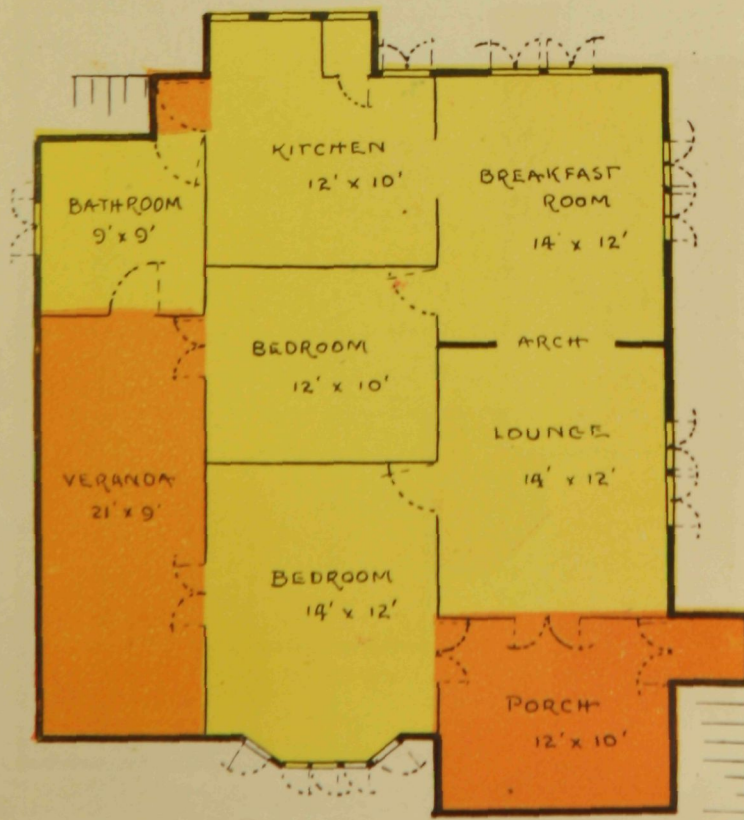


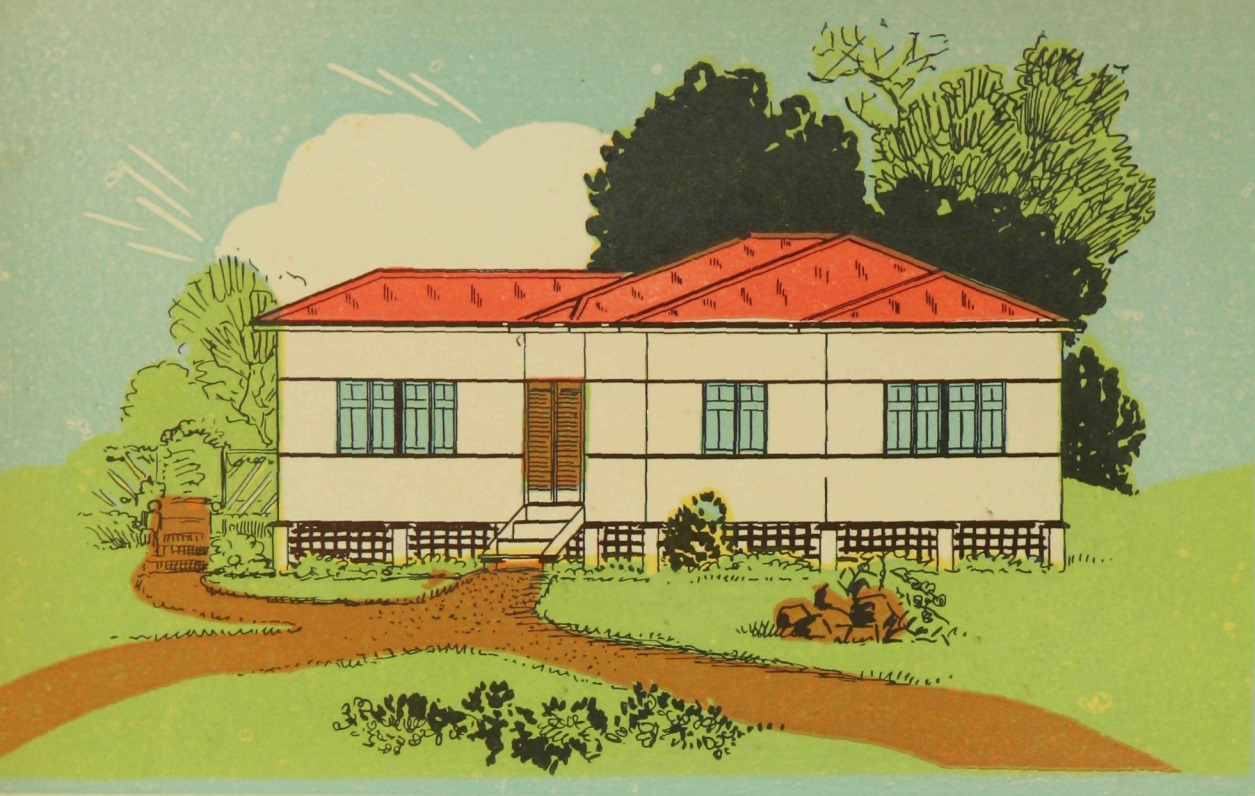


DESIGN No. 57

1200 Sq. Feet.

Around about the price of this dwelling there are probably more homes being built in Queensland than any other design; the easy entrance to the bathroom from either the bedrooms or back landing makes the plan popular with most, main entrance may be on side as shown or in front.

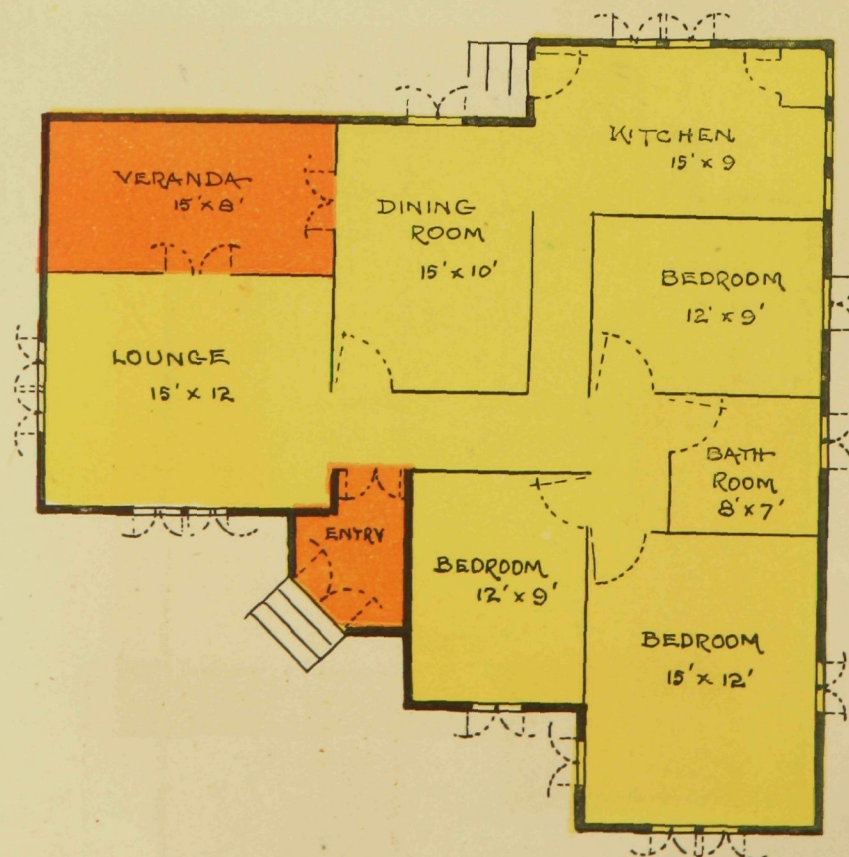


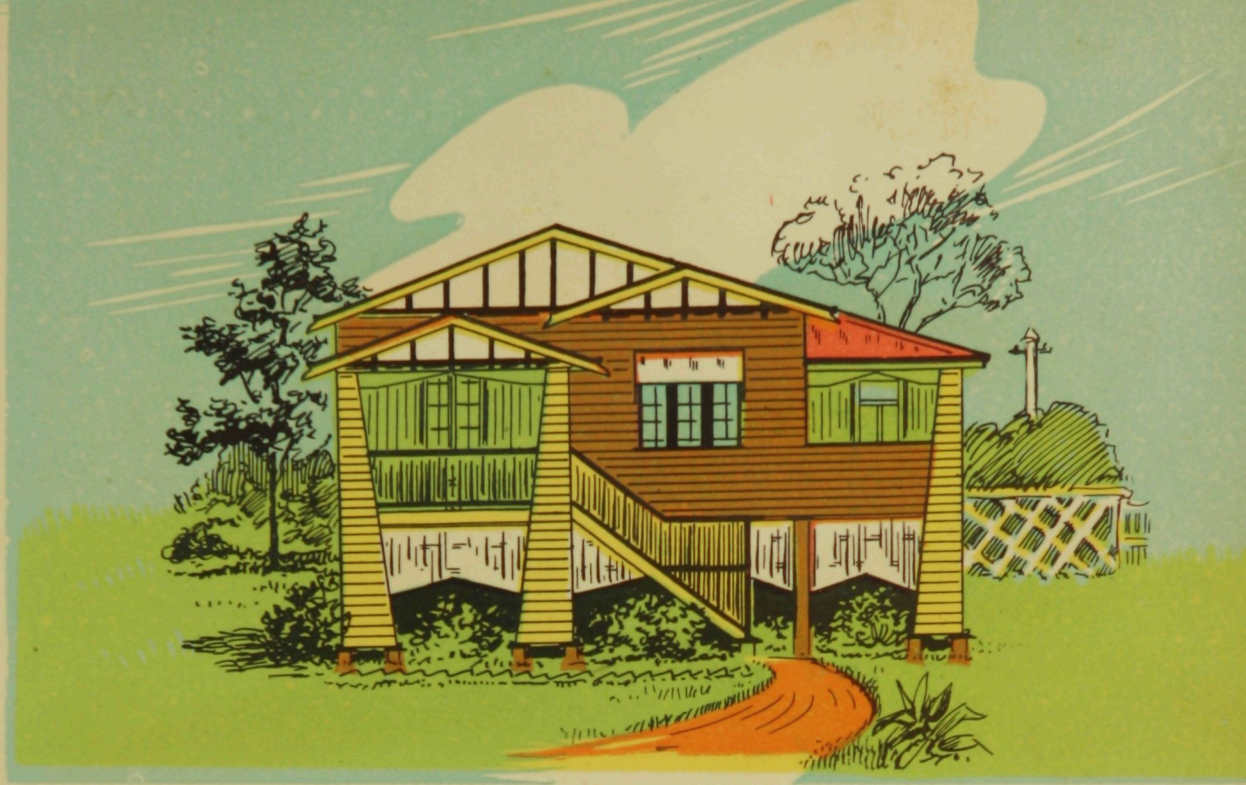


DESIGN No. 58

1218 Sq. Feet.

Passages may be cut out if not desired and dining room enlarged, or floor space cut down according to personal requirements. Note the angular entrance, the hip style of roof and the horizontal type of finish to exterior.

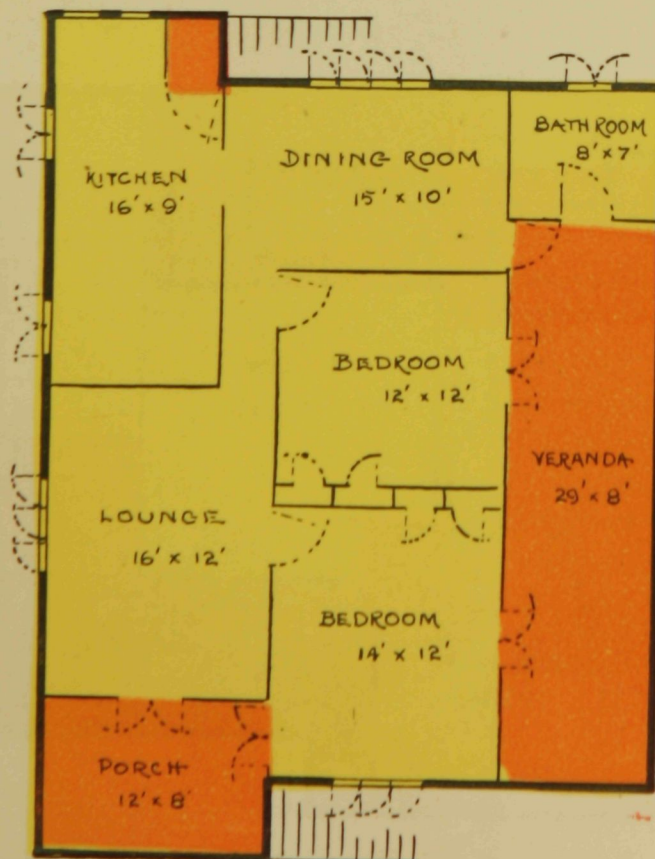


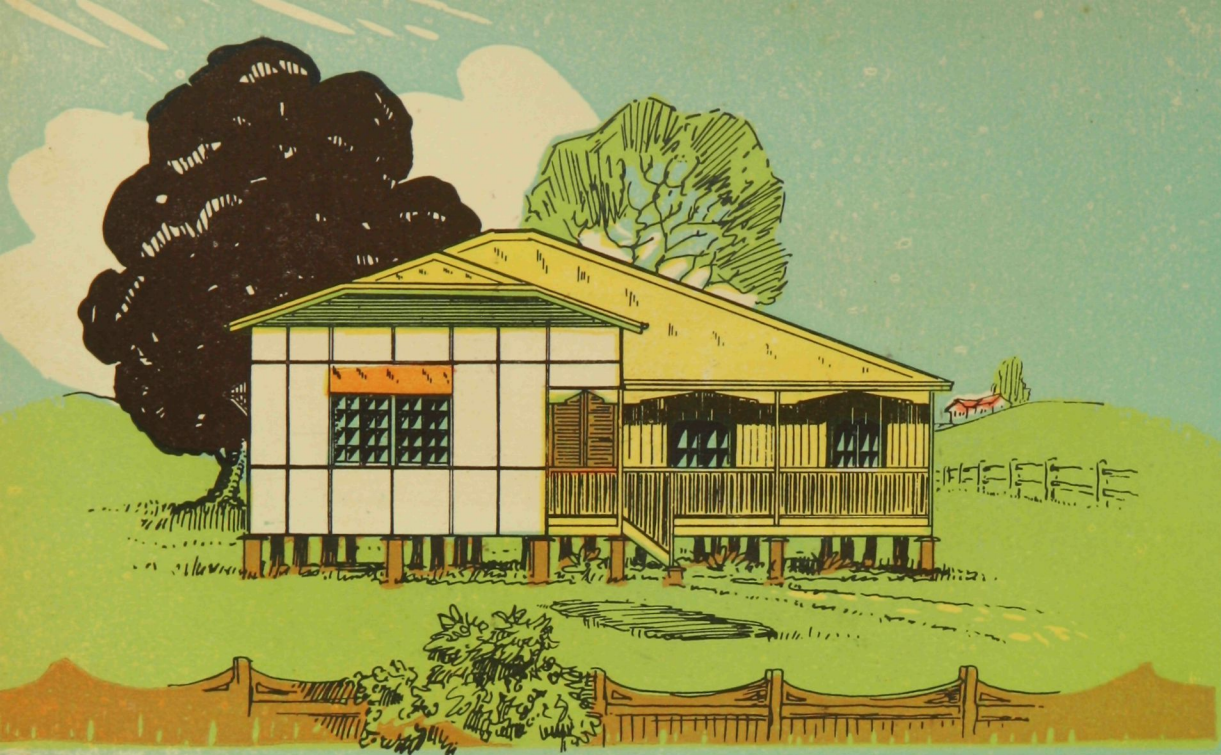


DESIGN No. 59

1227 Sq. Feet.

A usual type built in every portion of the State, quite roomy, may possibly be preferred without passage; note the useful cupboards between bedrooms.

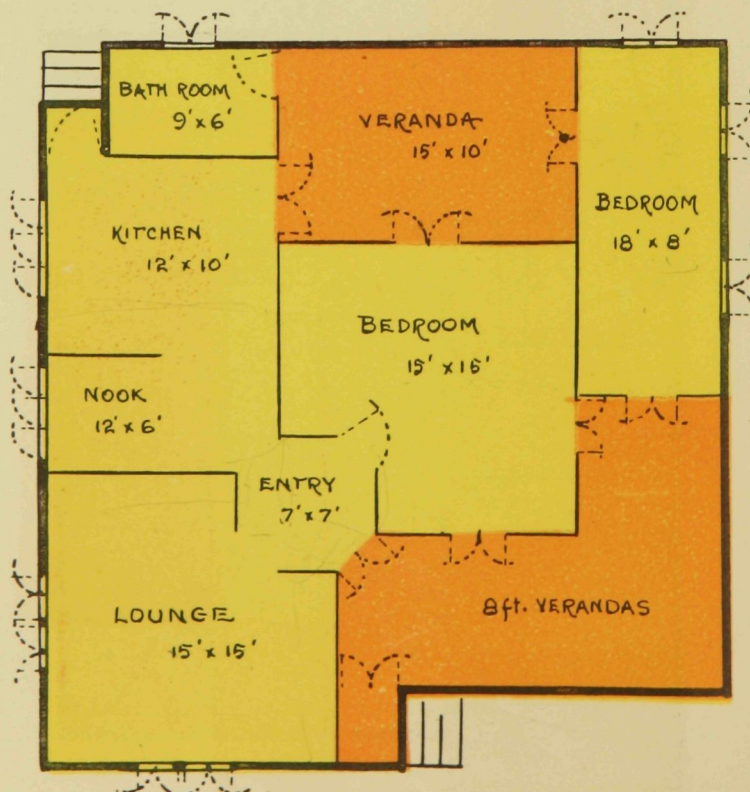


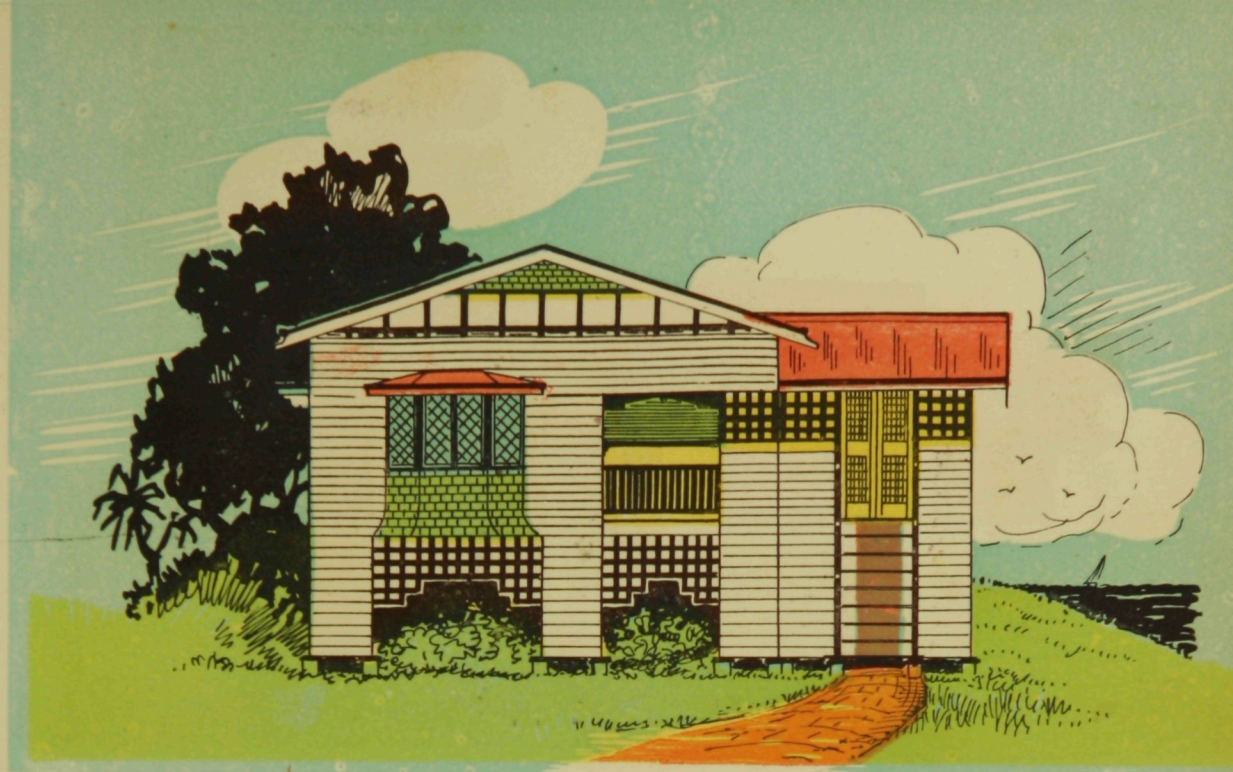


DESIGN No. 60

1215 Sq. Feet.

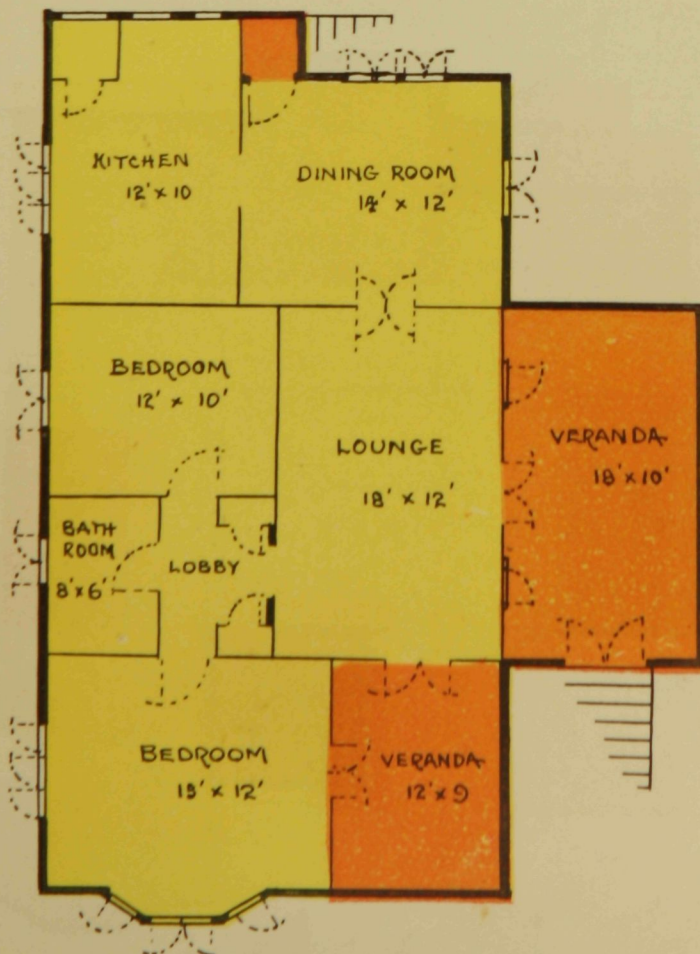
The entry would be octagonal in shape above door heads, and if plan is studied it will be seen to be a well thought out design. The elevation could have a gable over lounge and side bedroom with a further one over front bedroom if desired.

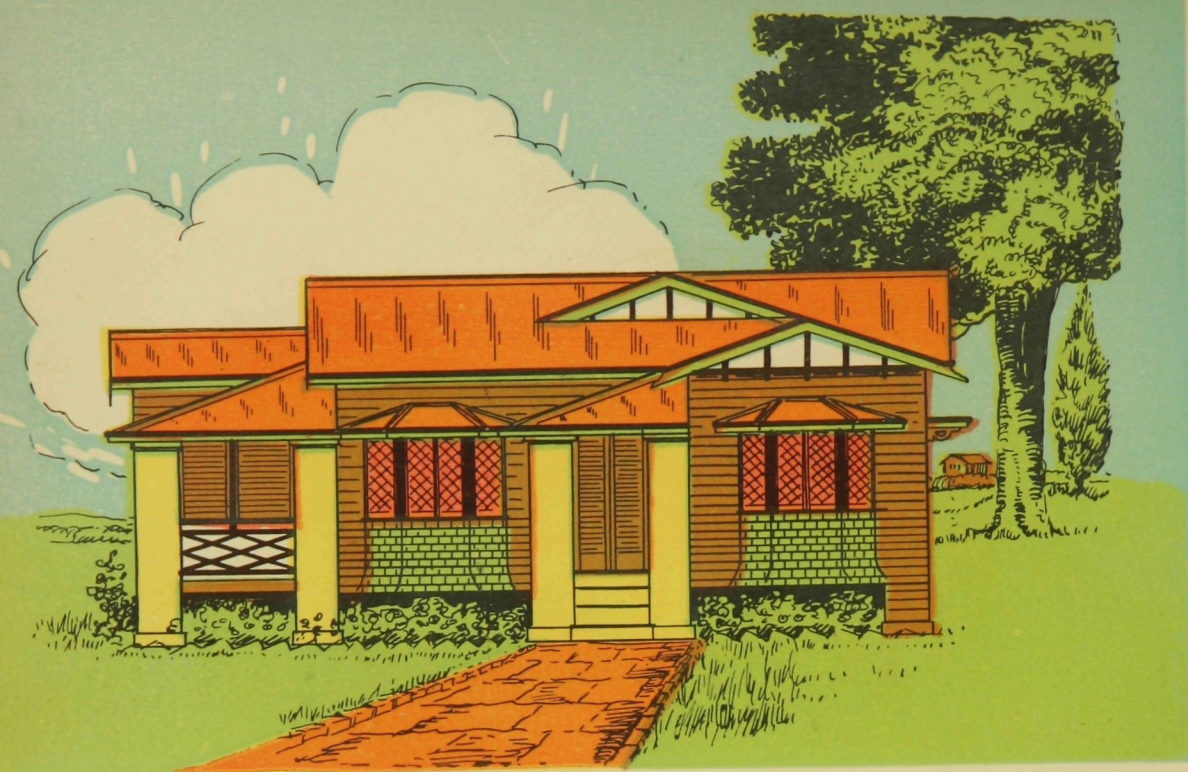




DESIGN No. 61
1233 Sq. Feet.

Quite a striking appearance, large rooms and comfortably laid out. To suit this particular elevation the plan can be varied in a great number of ways; if desired, porch verandah could be brought forward to allow access from one verandah to the other.

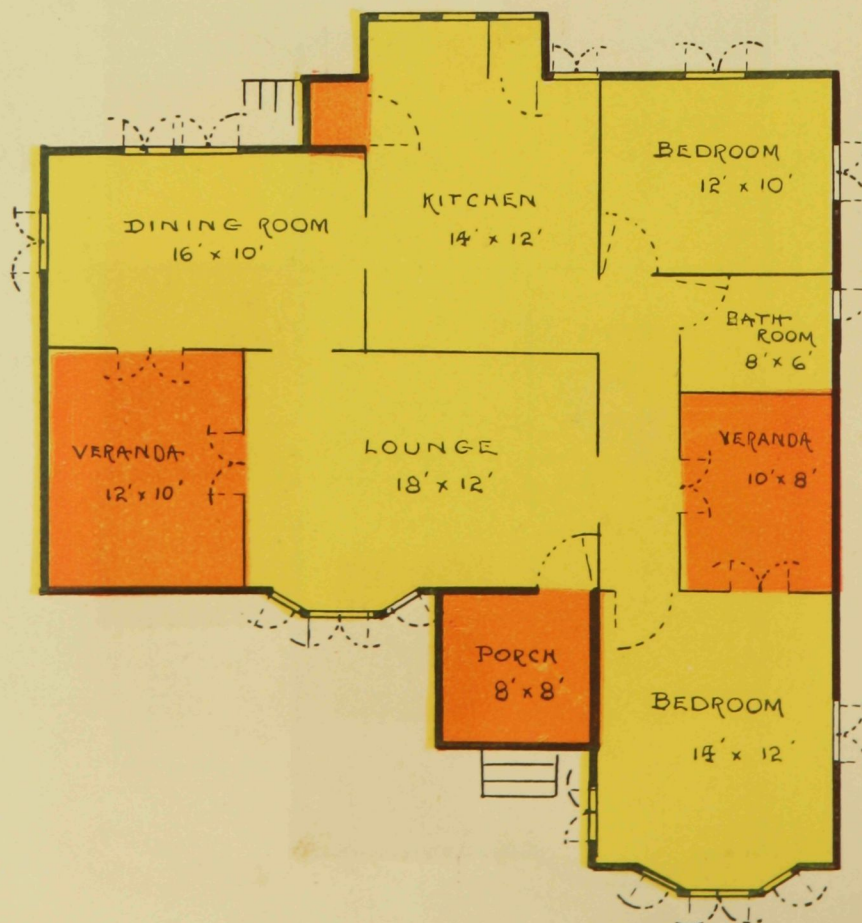




DESIGN No. 62

1,251 Sq. Feet.

Has the best appearance on low blocks as illustrated and could be built in Wood, Fibro, Stucco, Brick or Concrete, with pleasing results in all materials; veranda between main bedroom and bathroom could be converted into 3rd bedroom.

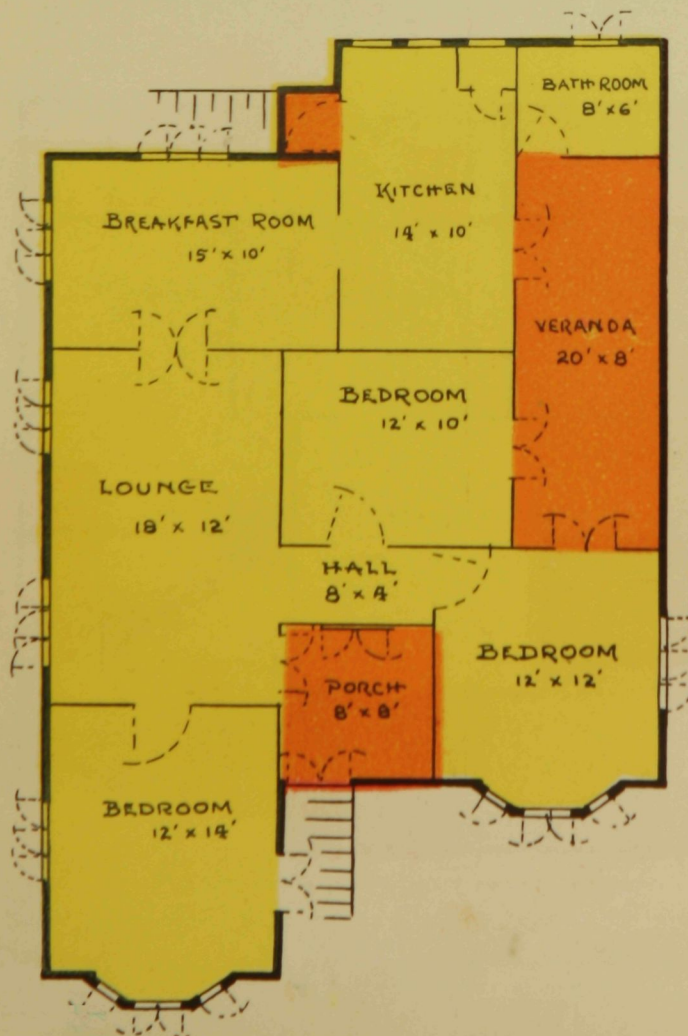


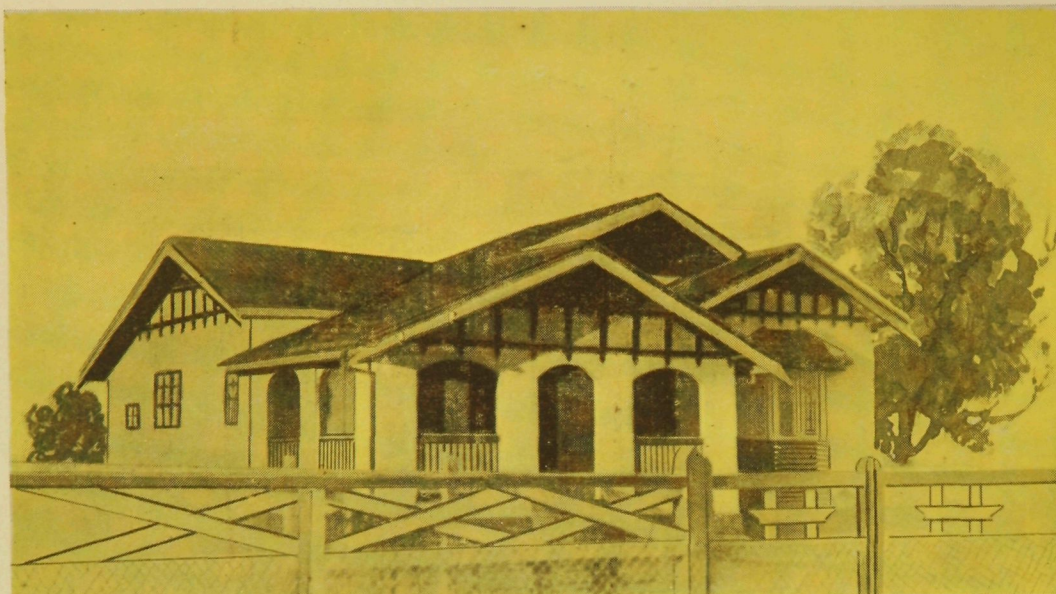


DESIGN No. 63

1254 Sq. Feet.

A rather unusual type, but soundly conceived for all that; the very front bedroom could be reserved for a guest room with its attendant privacy. The verandah to 2 bedrooms and kitchen is a convenient feature, and the plan is indeed a desirable residence.

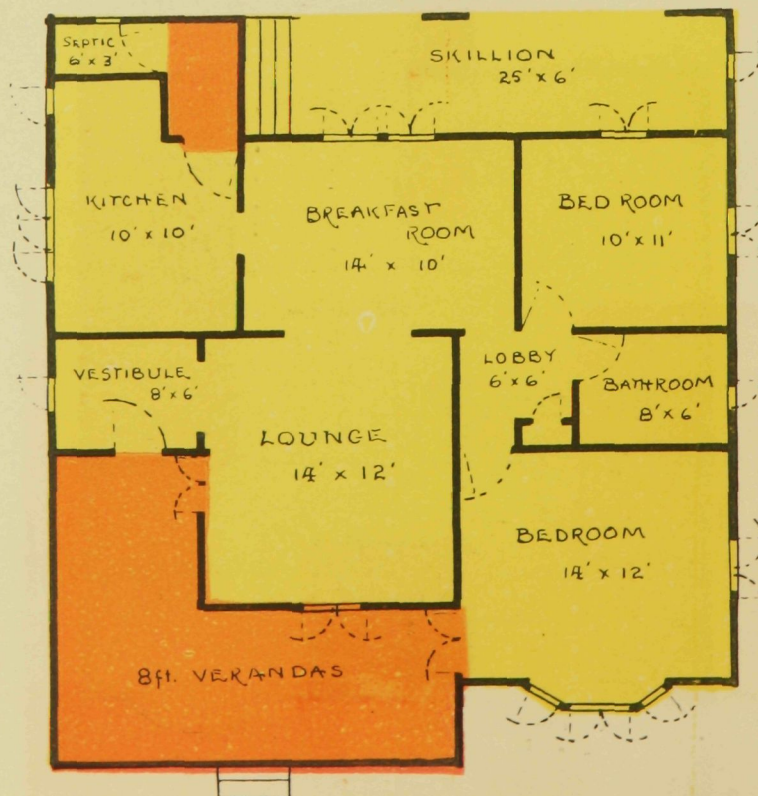




DESIGN No. 64

1242 Sq. Feet.

The same type lay-out as colour plate No. 50, but adapted in elevation to suit a low type residence, and may be constructed in stucco as this one was, or material preferred.

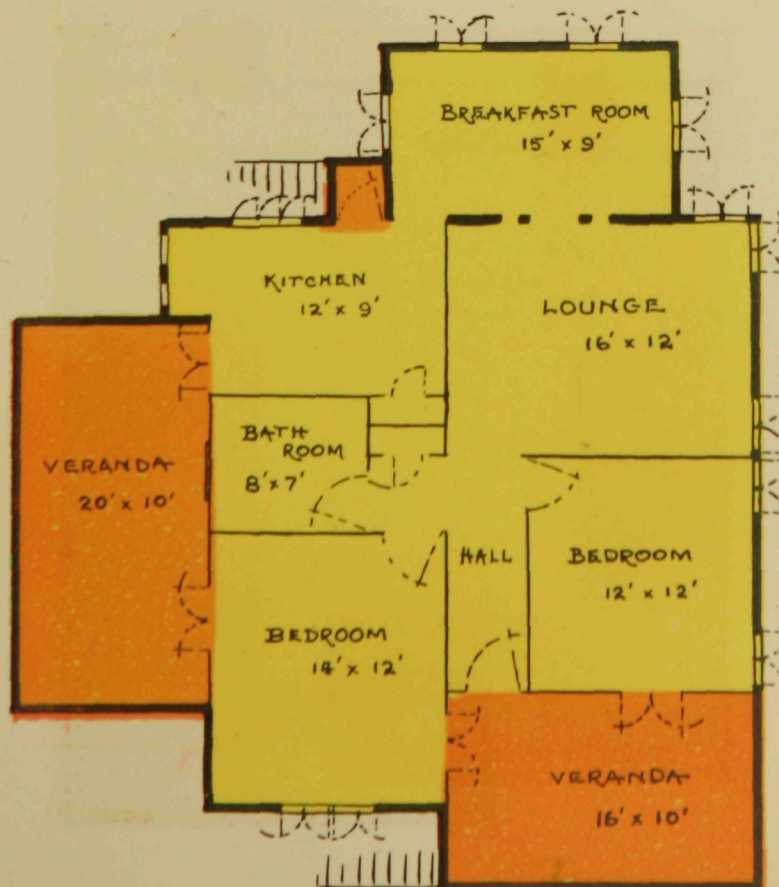


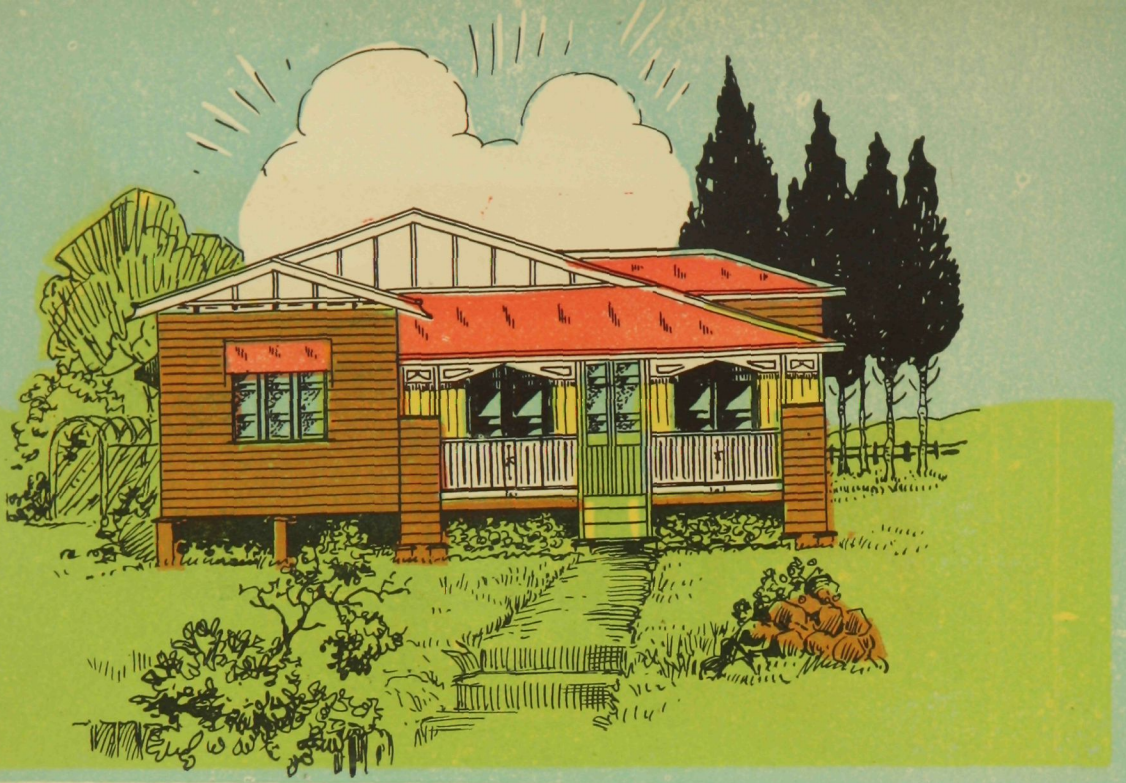


DESIGN No. 65

1266 Sq. Feet.

Observe the airy type of breakfast room, the accessibility of the large side verandah, and the convenient lay-out of all rooms. It is quite a modern structure and varied elevations can be provided to suit all tastes.

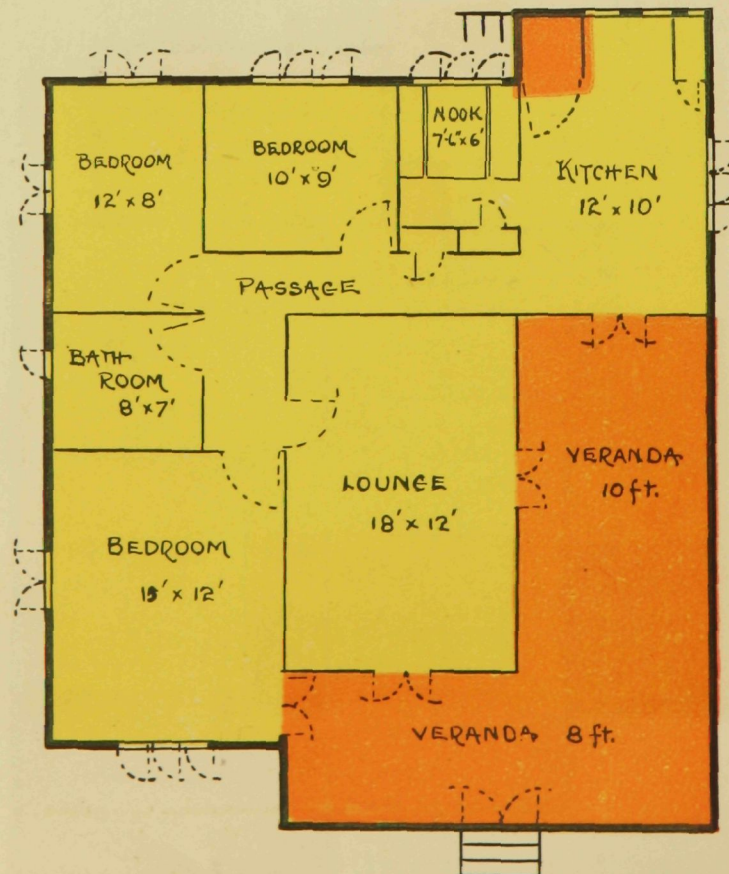


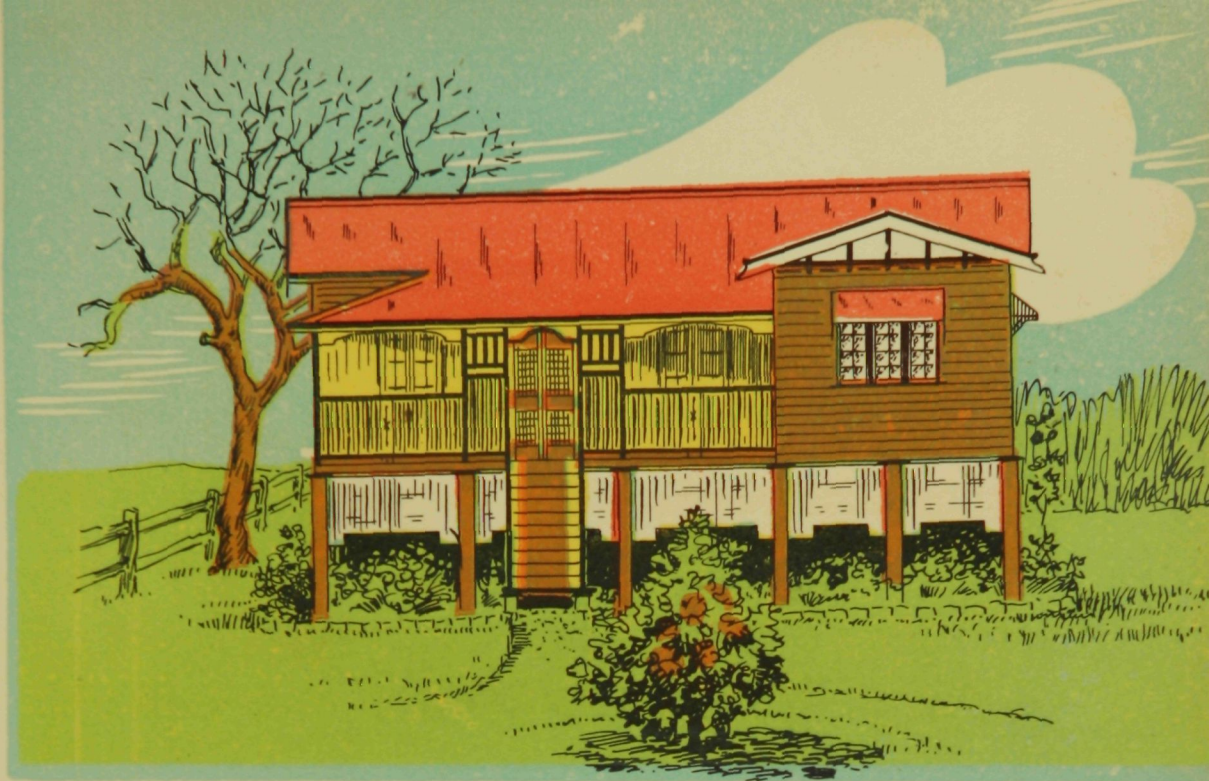


DESIGN No. 66

1296 Sq. Feet.

Inclining toward the bungalow type with plenty of room; an ideal family residence of 3 bedrooms; at slight extra cost a gable full width over front portion of verandah would improve the appearance.

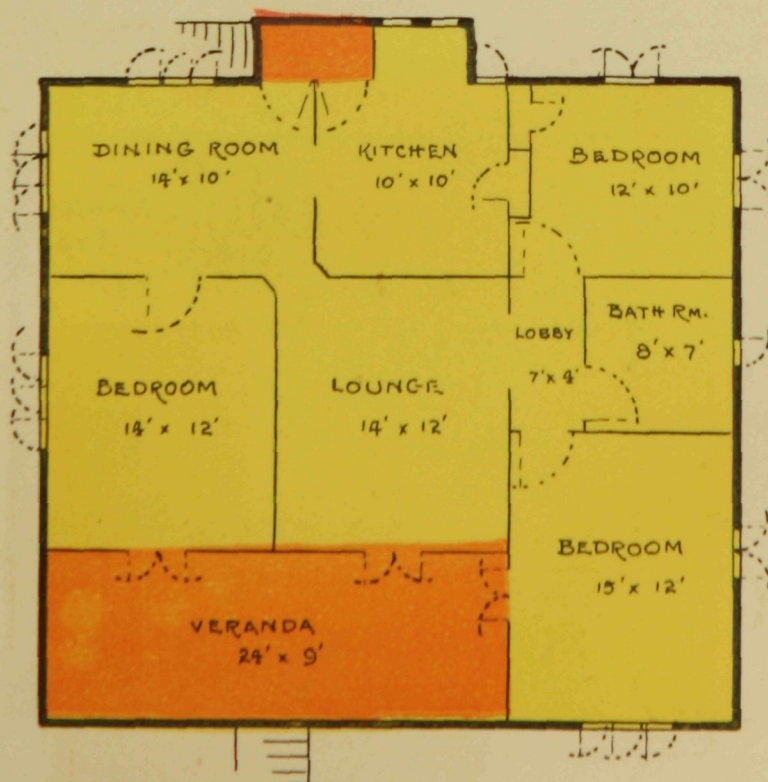


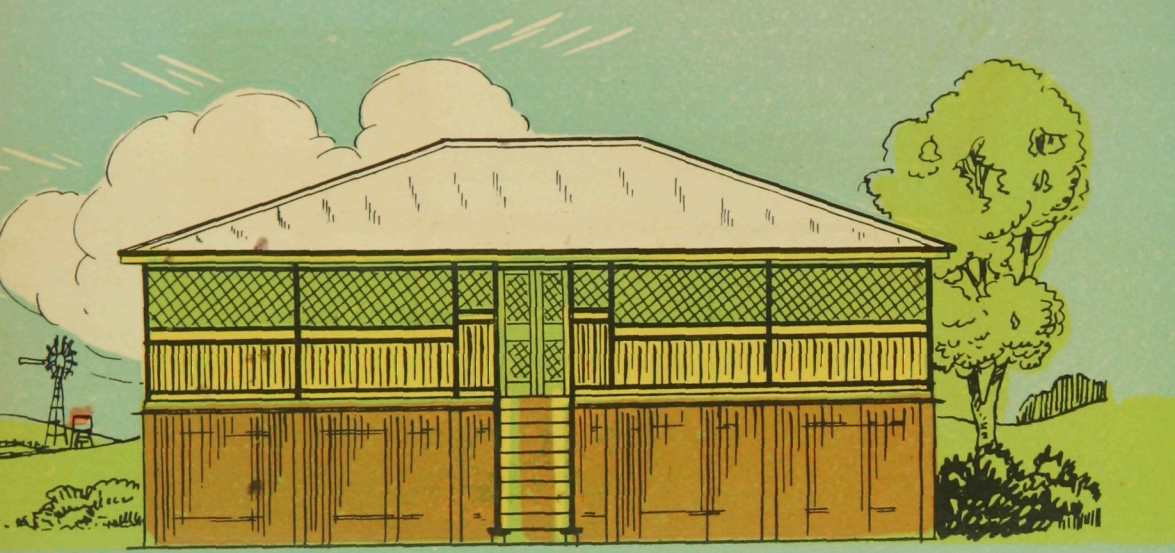


DESIGN No. 67

1221 Sq. Feet.

Another family residence with a popular elevation, 3 bedrooms, conveniently sized rooms and cupboards, and would look equally effective on low blocks.

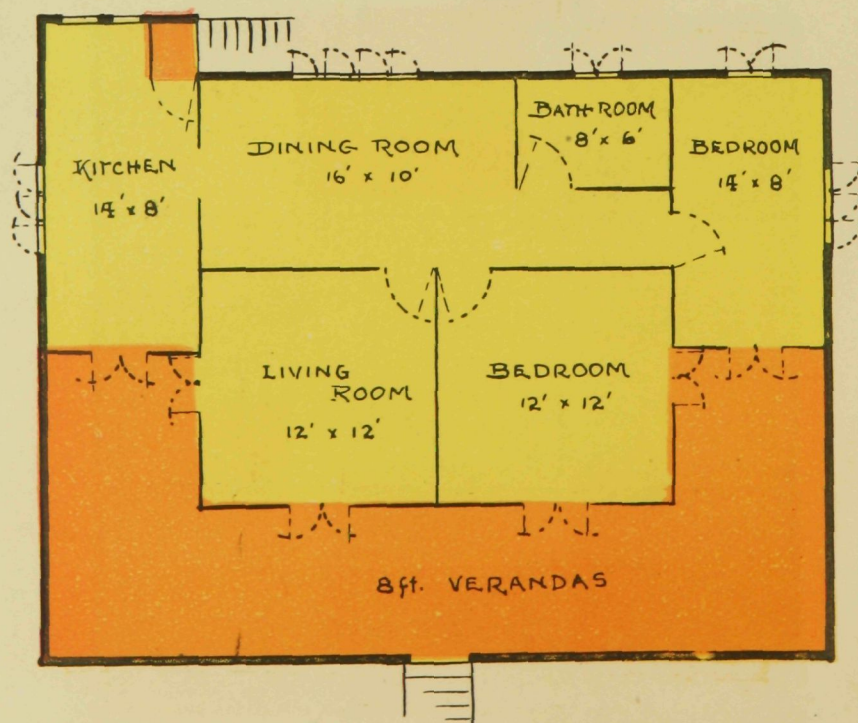




DESIGN No. 68

1224 Sq. Feet.

An old favourite which has its adherents at all times; rooms can be increased to any size and with wide overhanging eaves, is predominantly a country home, although it is still built in various centres.

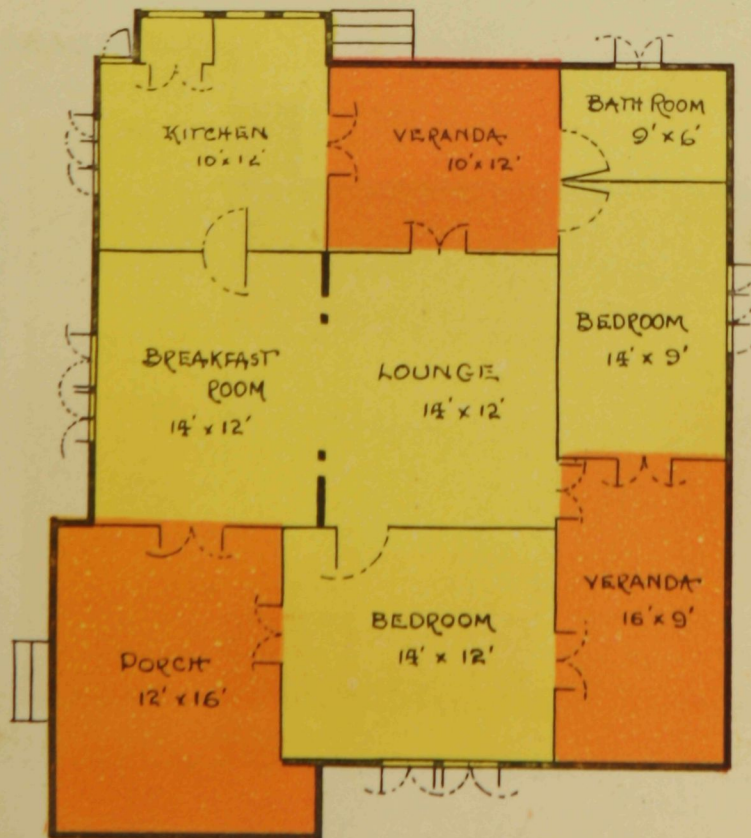


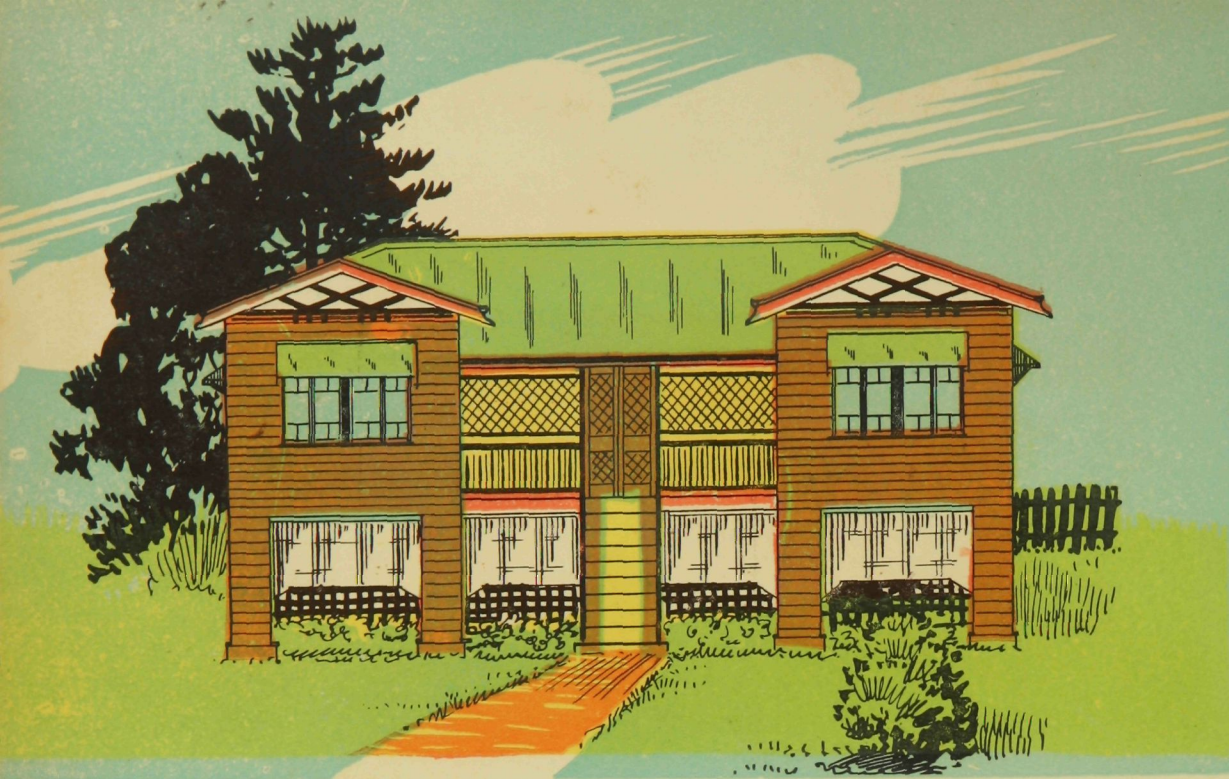


DESIGN No. 69

1274 Sq. Feet.

One might say that here is an arrangement of 3 separate verandahs; it is a pleasing type and may be built in wood or fibro; a gable could be carried over porch if desired.

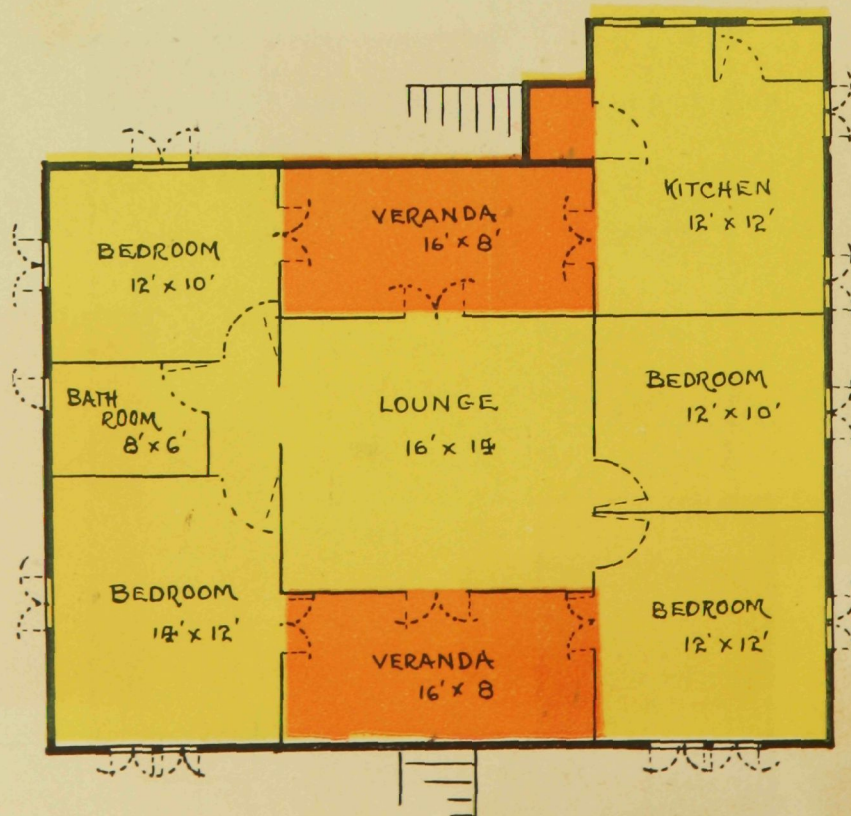


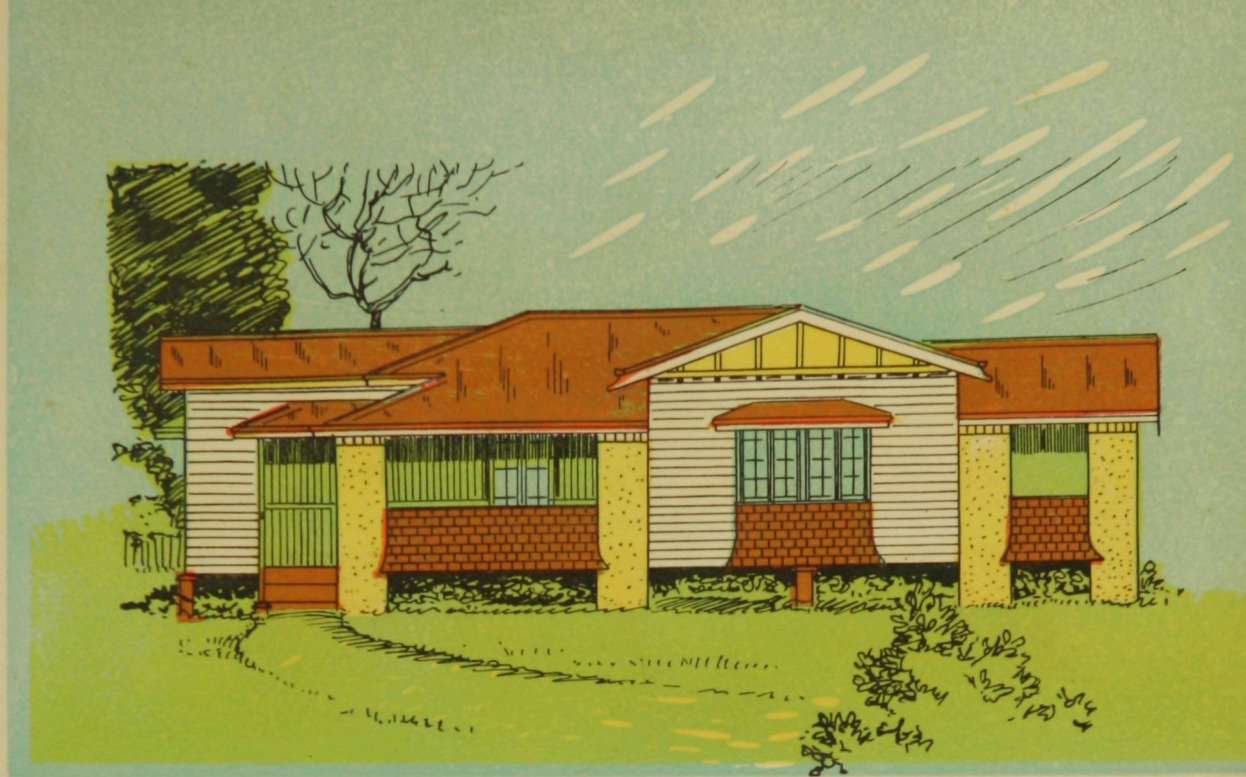


DESIGN No. 70

1296 Sq. Feet.

An admirable family home with 4 bedrooms, a large lounge, and a back verandah that may be used as a dining room; for price it is astoundingly reasonable when one considers the roominess.

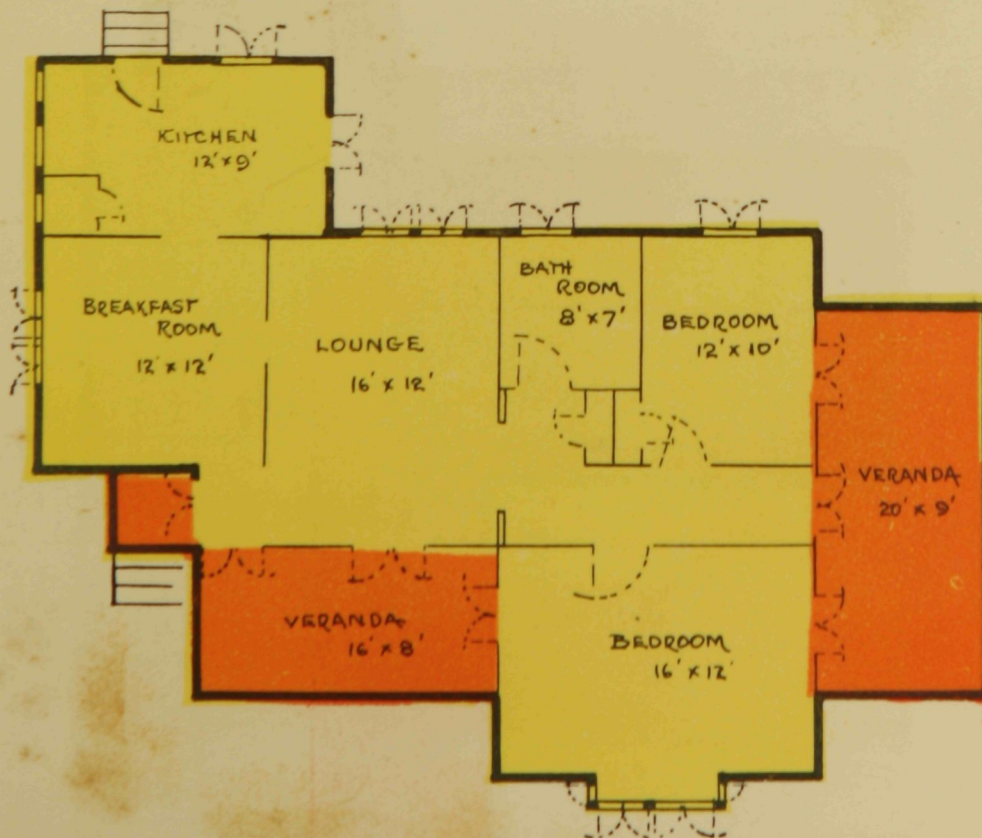


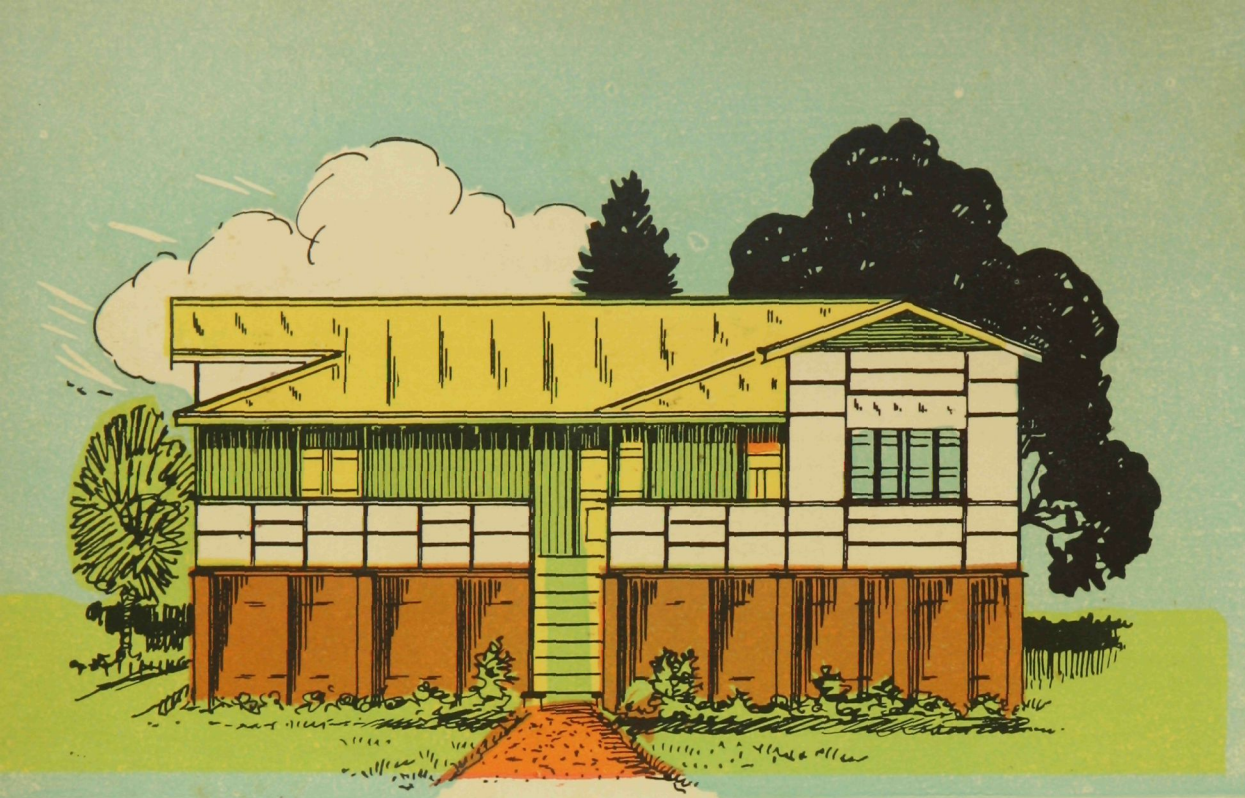


DESIGN No. 71

1244 Sq. Feet.

Inclined to spread about, but in the right setting it would have that bungalow type of appeal without conforming to orthodox standards, and eminently lends itself to additions.

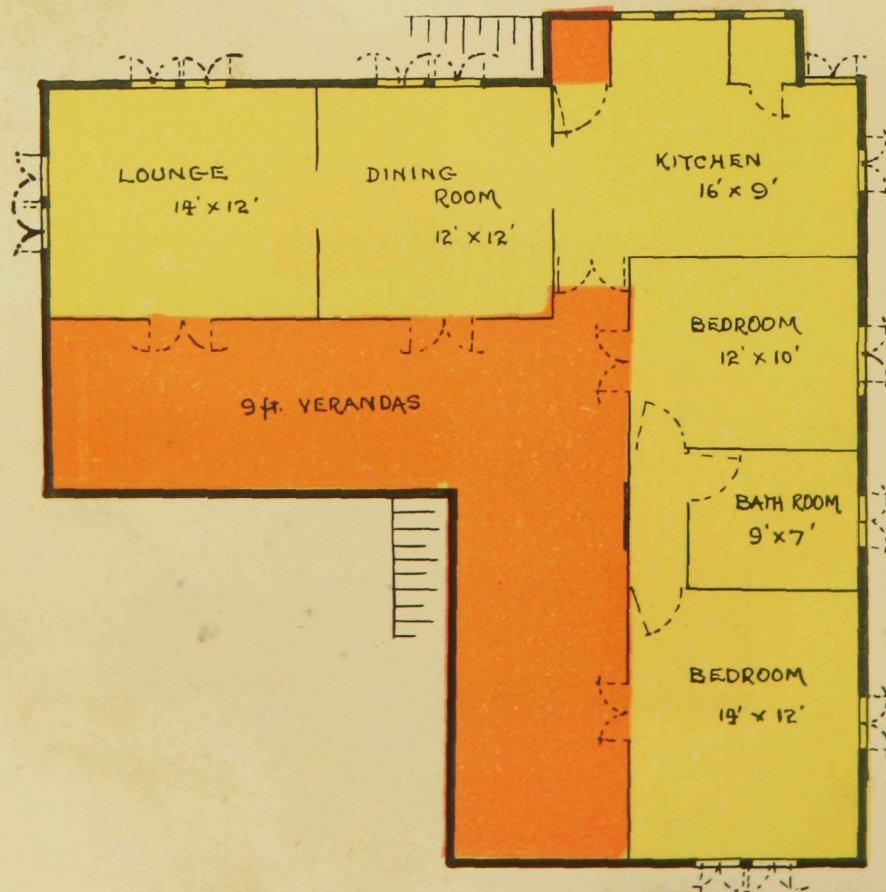


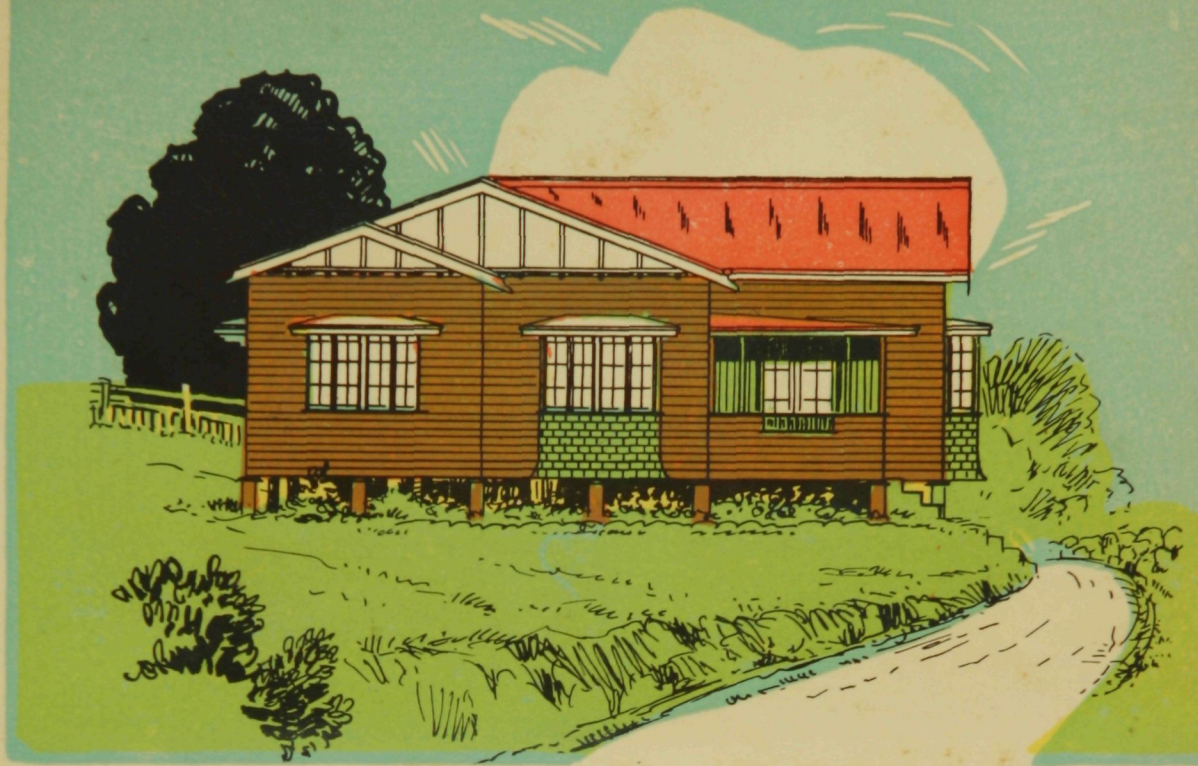


DESIGN No. 72

1320 Sq. Feet.

A type that finds favour mainly in the country, where breezes may flow unobstructed through all rooms, and has the advantage that it can be indefinitely extended on ends without upsetting any personal or domestic arrangements.

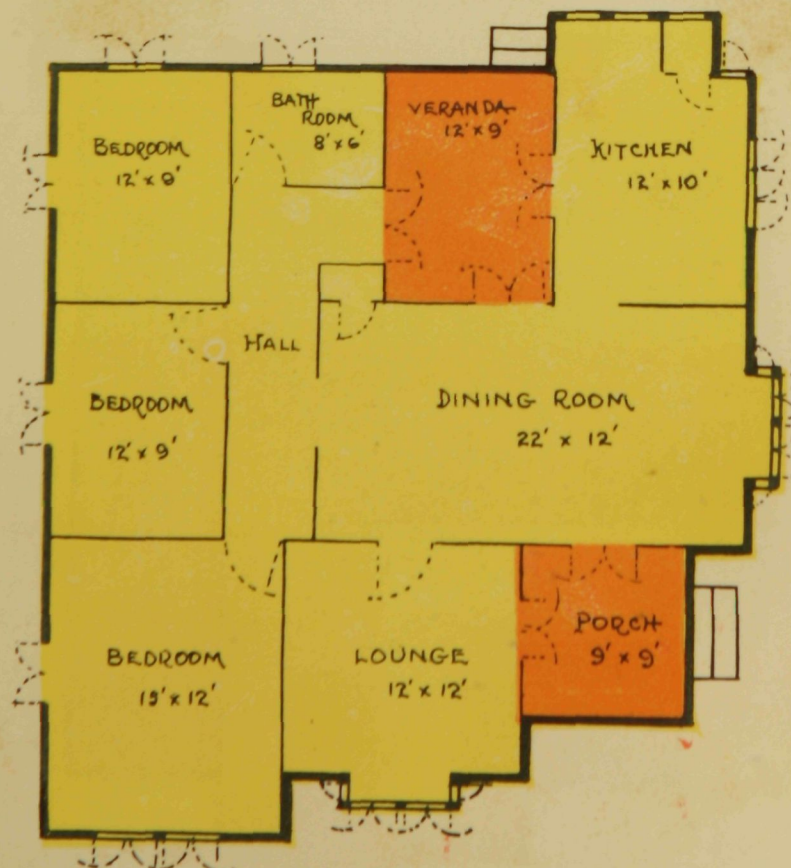


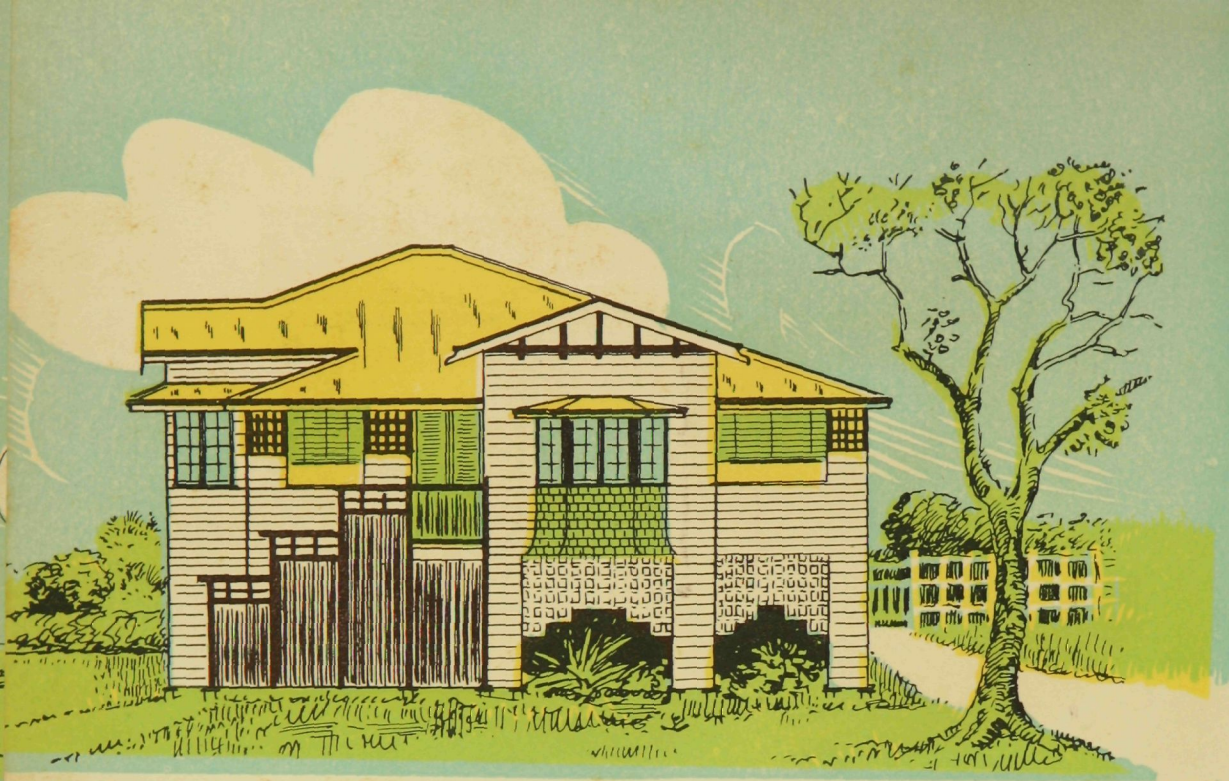


DESIGN No. 73

1293 Sq. Feet.

The lounge may be used mainly for winter use; there is plenty of room to live and play games, etc. in the dining room, and with the 3 bedrooms is quite the family residence.

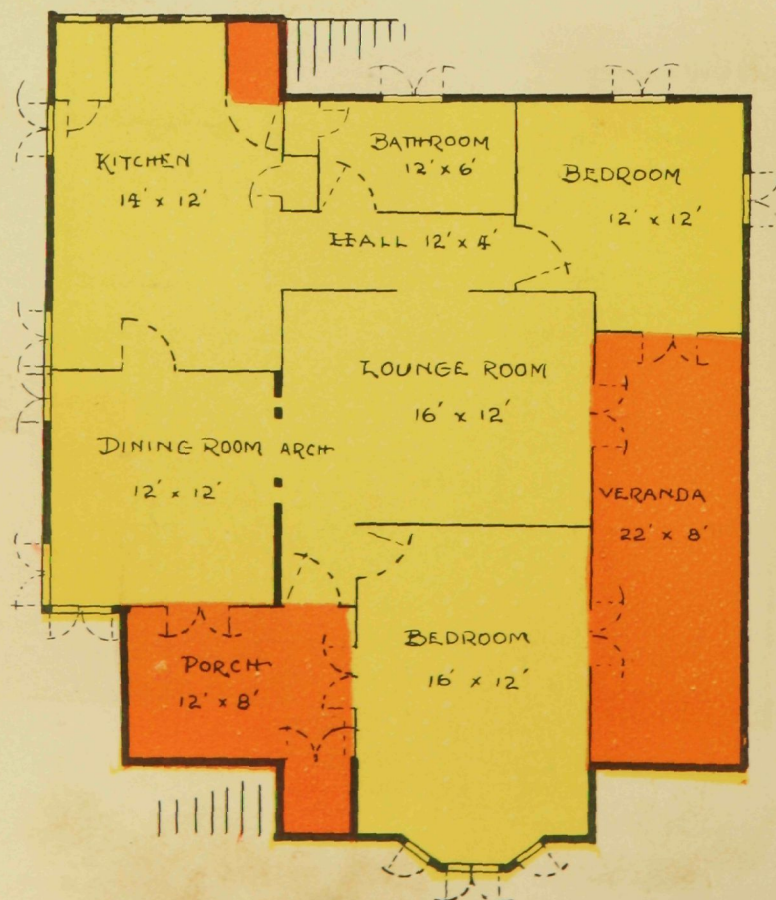


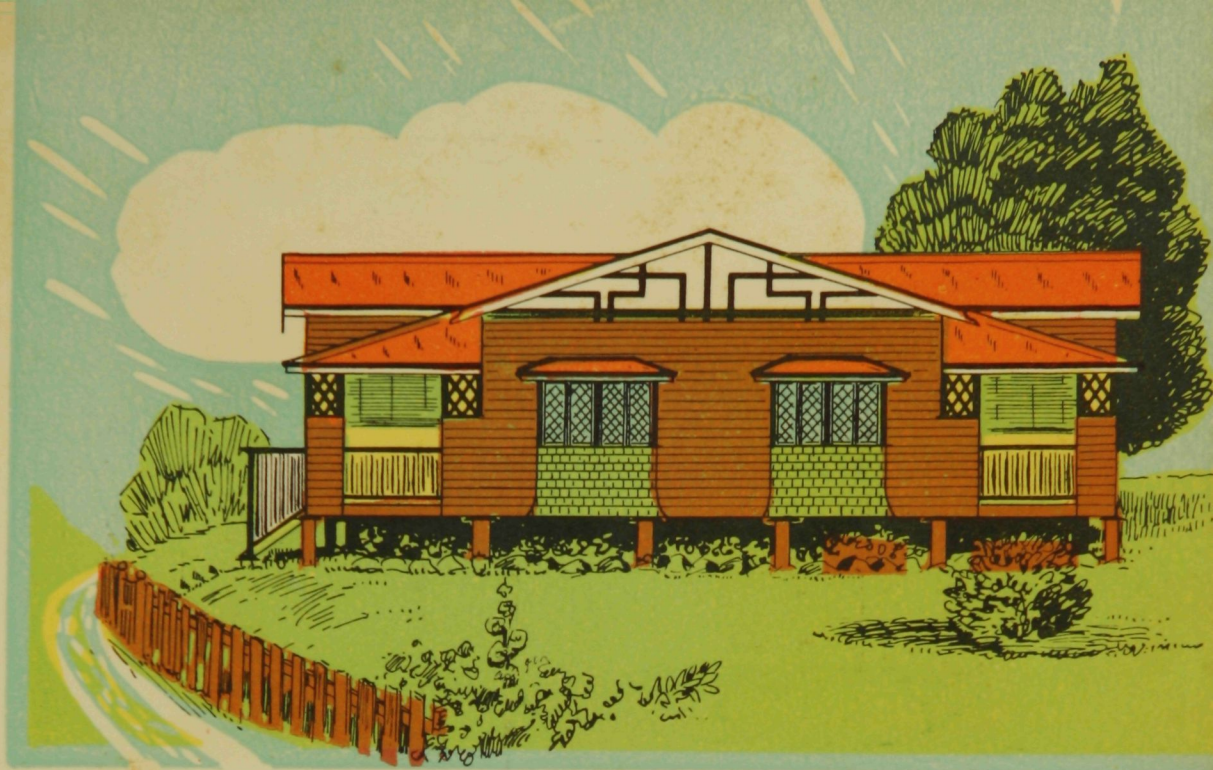


DESIGN No. 74

1304 Sq. Feet.

An appealing type in its unique lay-out and will undoubtedly be built throughout Queensland; it is essentially a high block type with this elevation, but as with most plans elevations can be considerably varied.

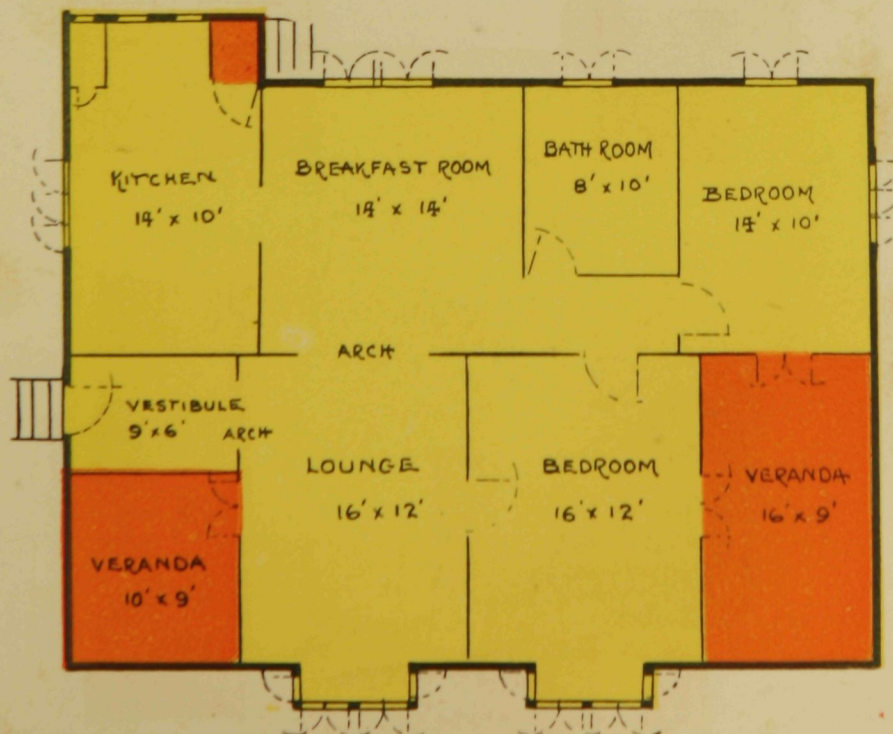


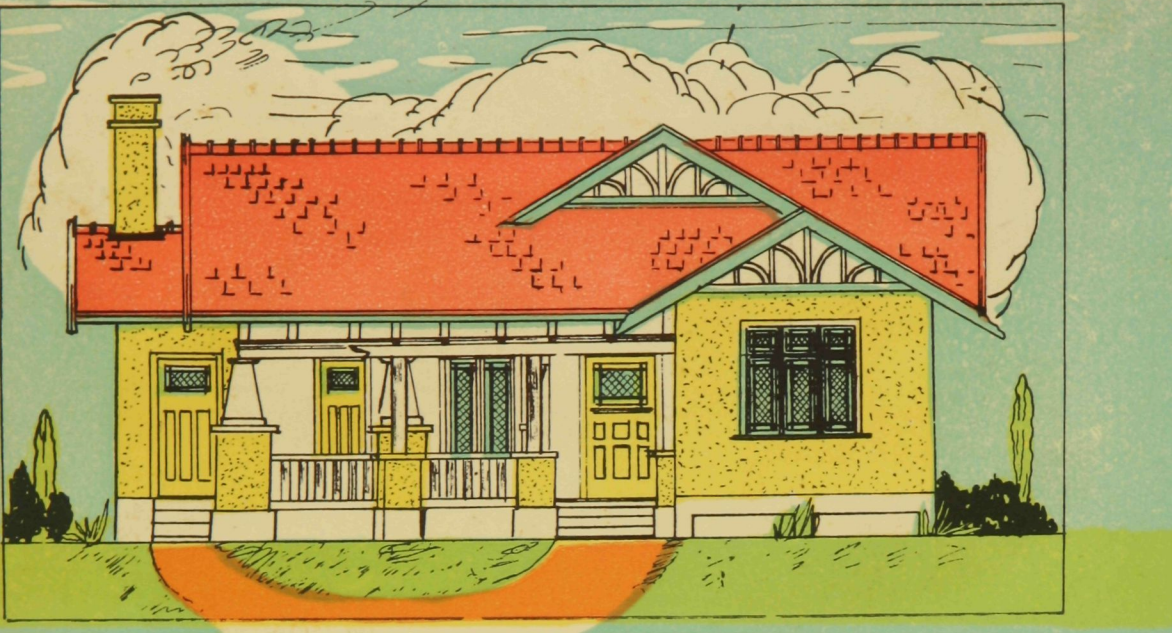


DESIGN No. 75

1300 Sq. Feet.

A rare type that will find many admirers; the room sizes can be juggled to meet all requirements, and with the wide frontage it will at all times be assured of a good resale value.

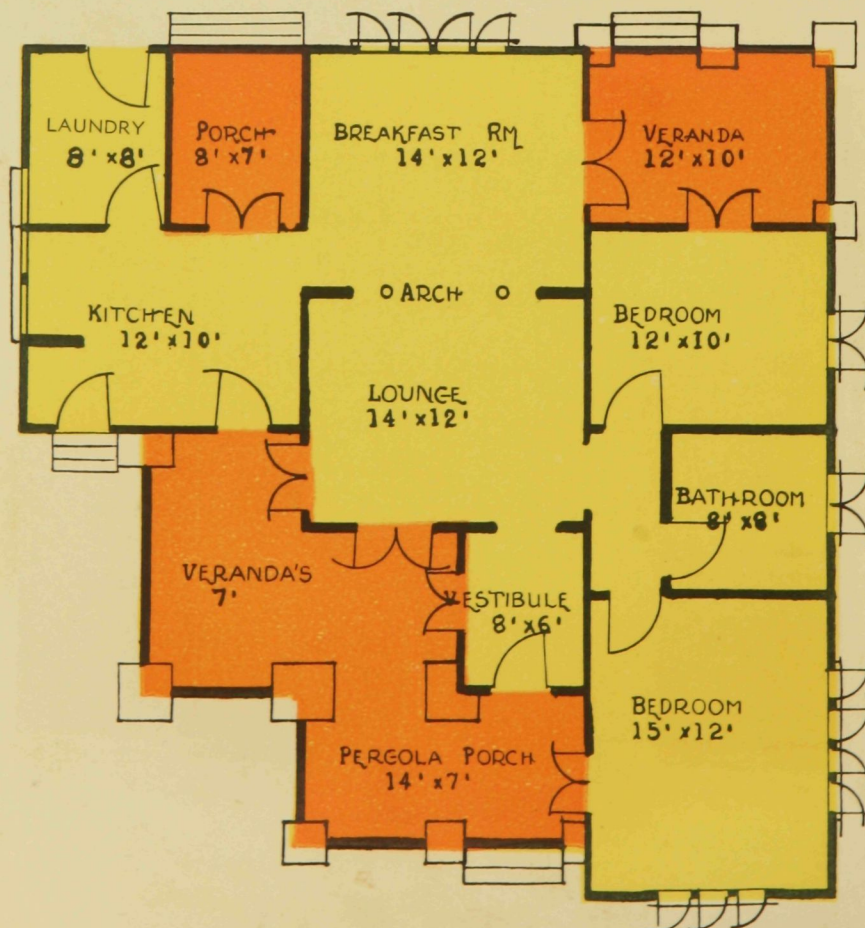


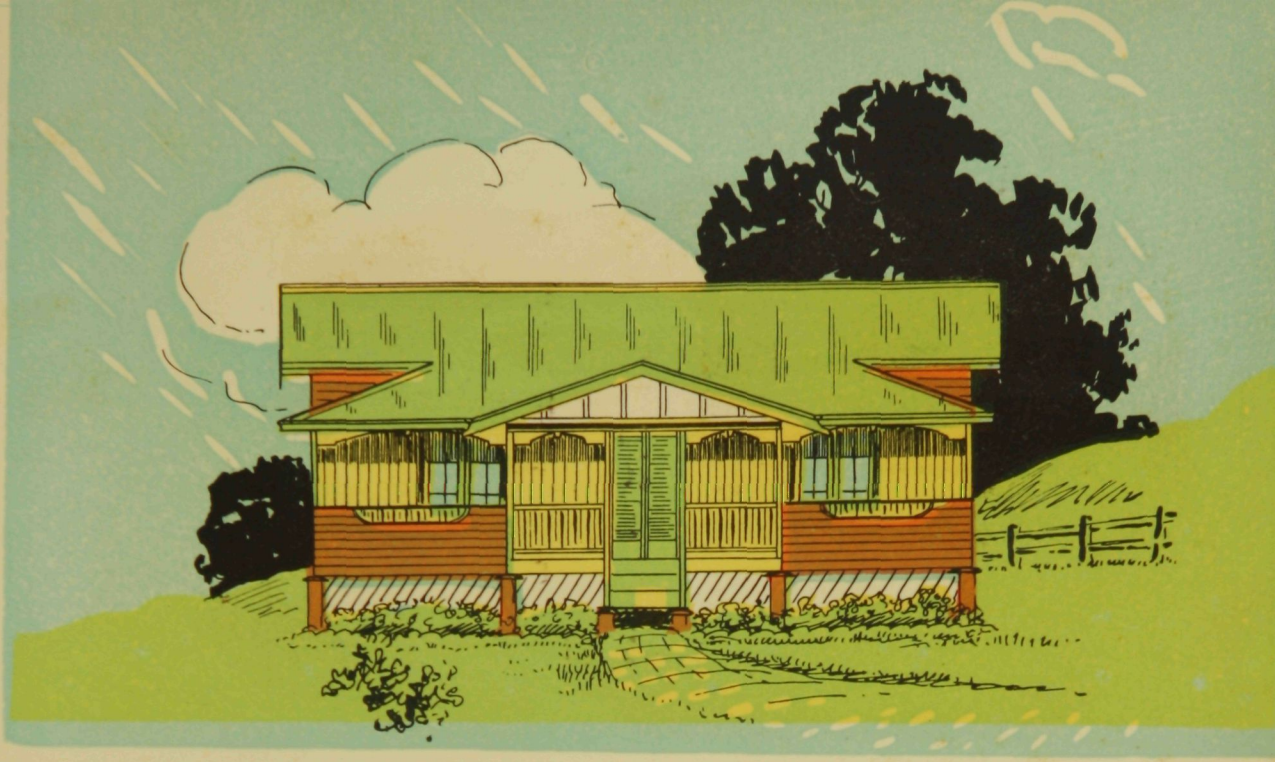


DESIGN No. 76

1352 Sq. Feet.

Preferably built in stucco, brick or concrete and is something different from the usual run of dwellings; it will not cost nearly so much as is supposed at first glance.

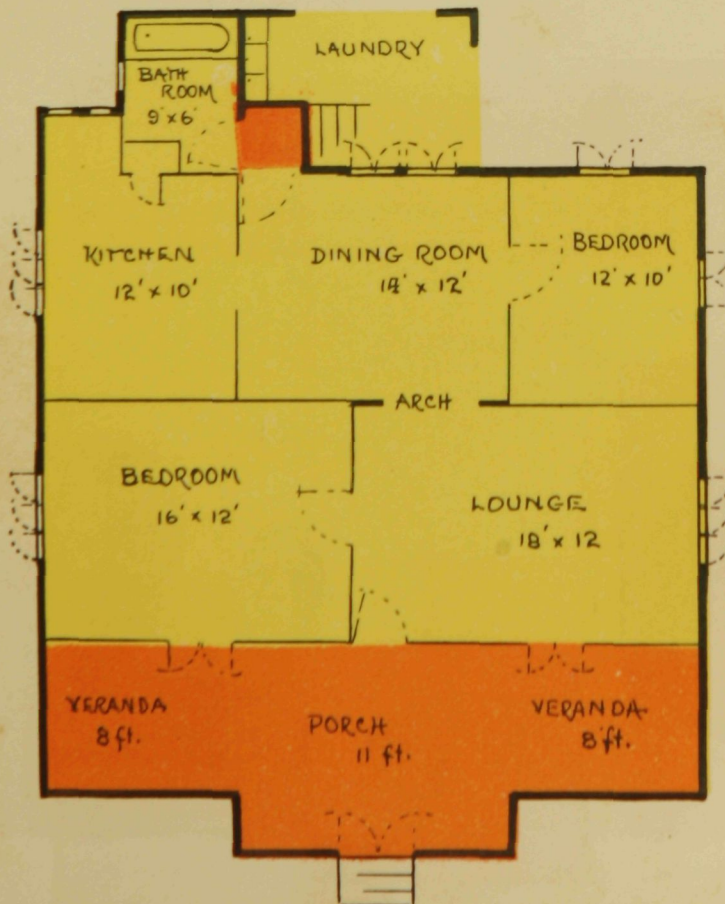


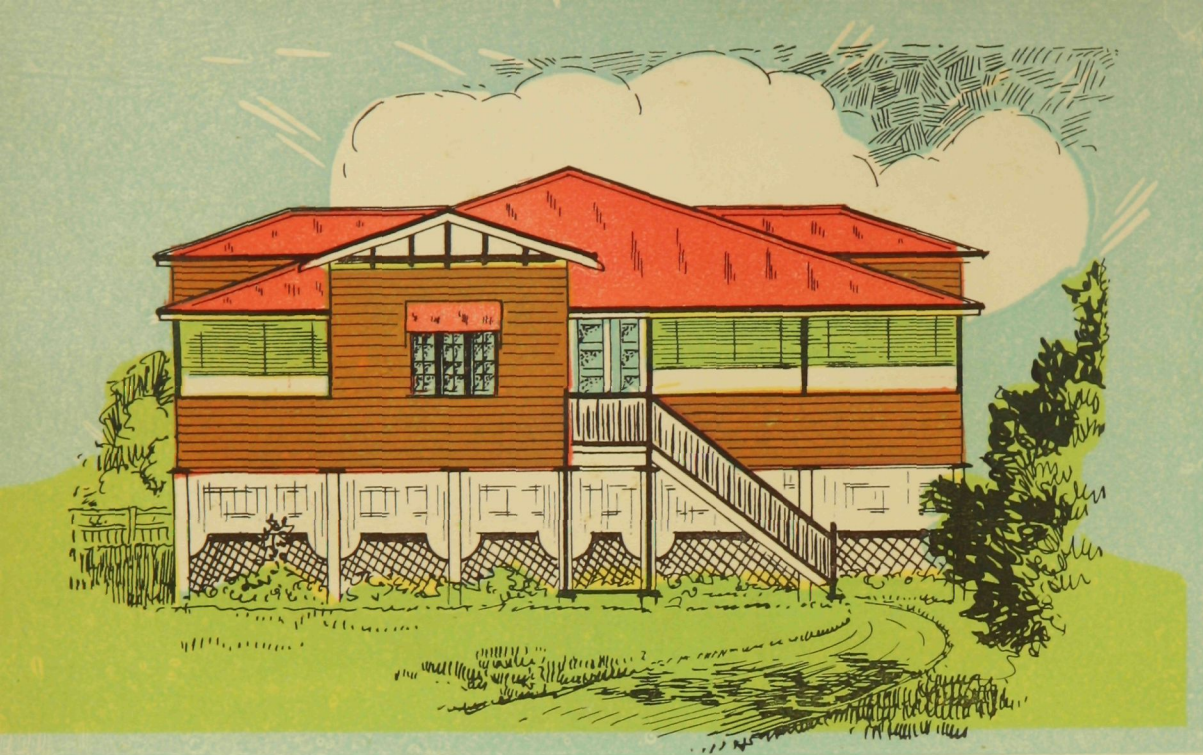


DESIGN No. 77

1308 Sq. Feet.

Quite a neatly balanced type; verandahs either side of porch could be flat type or used as a greenery with lattice; flat roof and spaced flooring; it may have extra verandahs on either side.

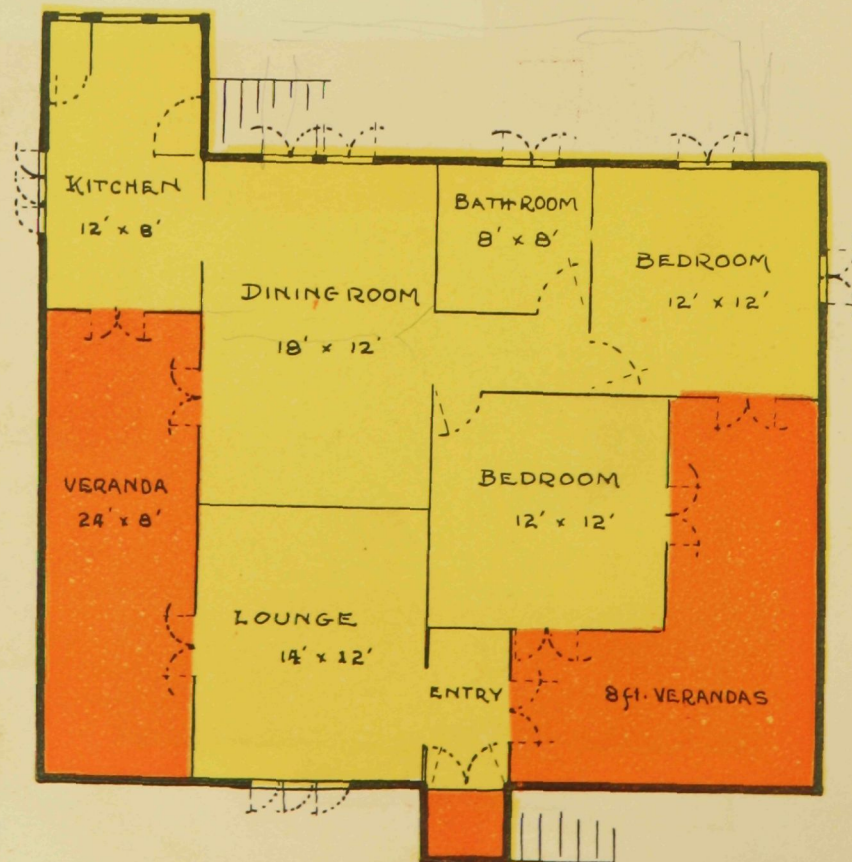


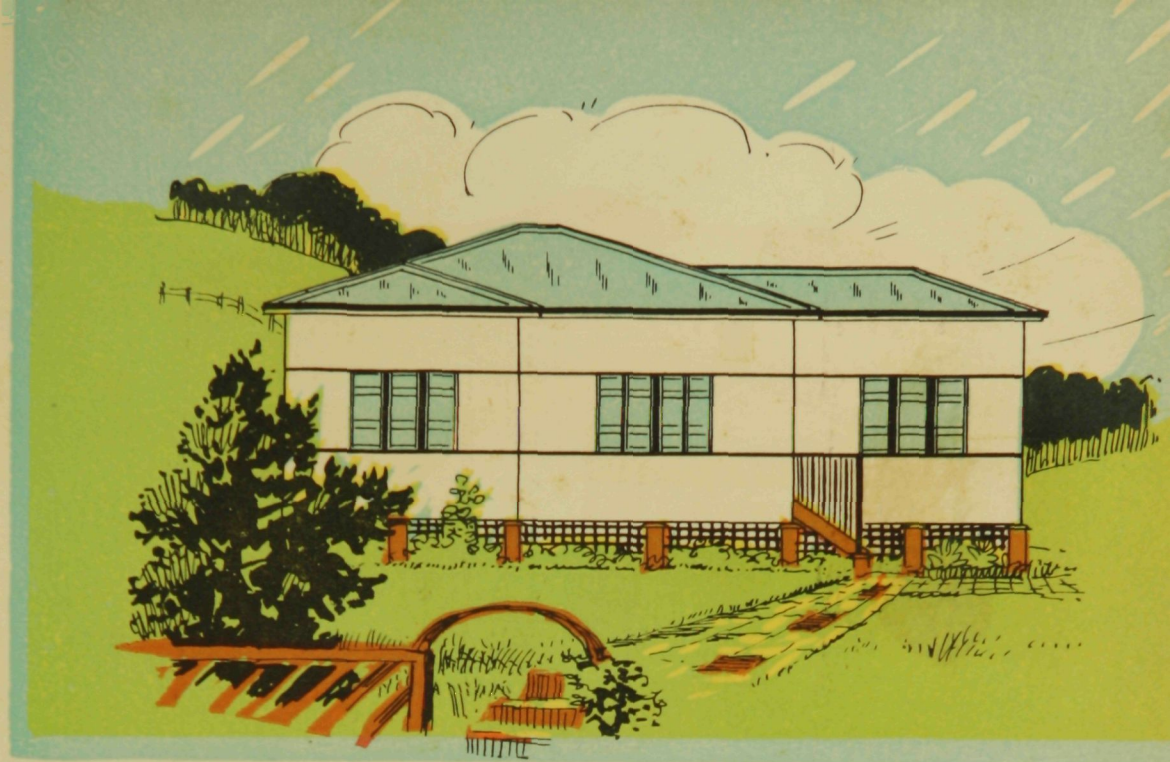


DESIGN No. 78

1352 Sq. Feet.

Is quite popular in the country by those who require a slight break-away from the usual bungalow, and indeed would be equally effective as a town residence.

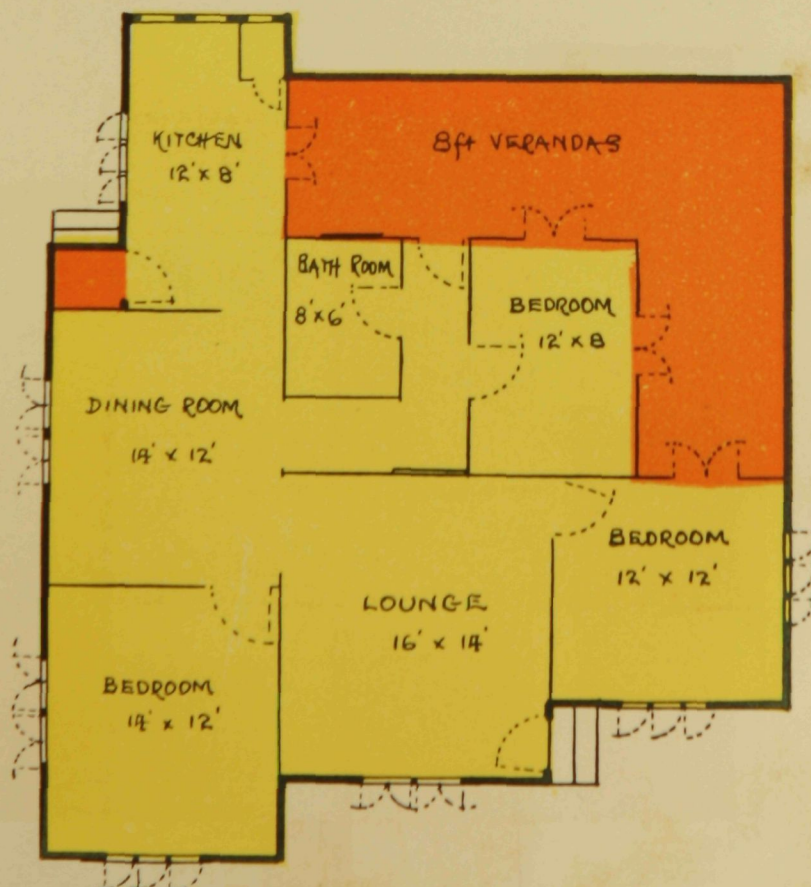


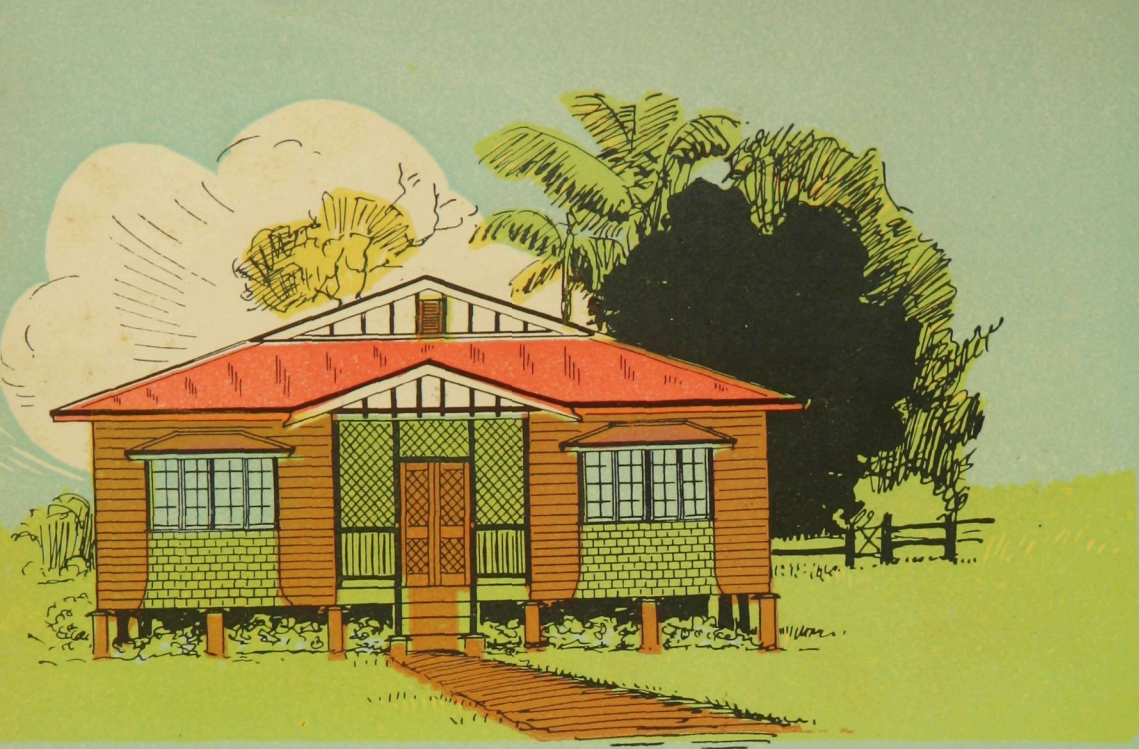


DESIGN No. 79

1356 Sq. Feet.

3 bedrooms, family residence, with verandahs that are utilised solely for the family; may be built in wood, and if built on high blocks appearance would be better with gables at front and side.

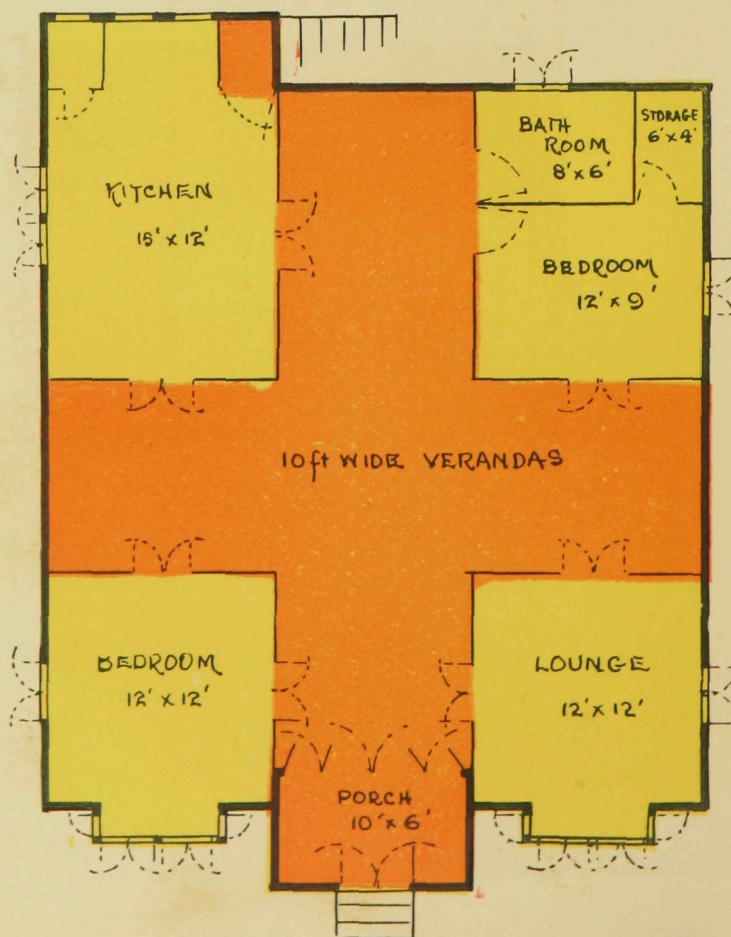


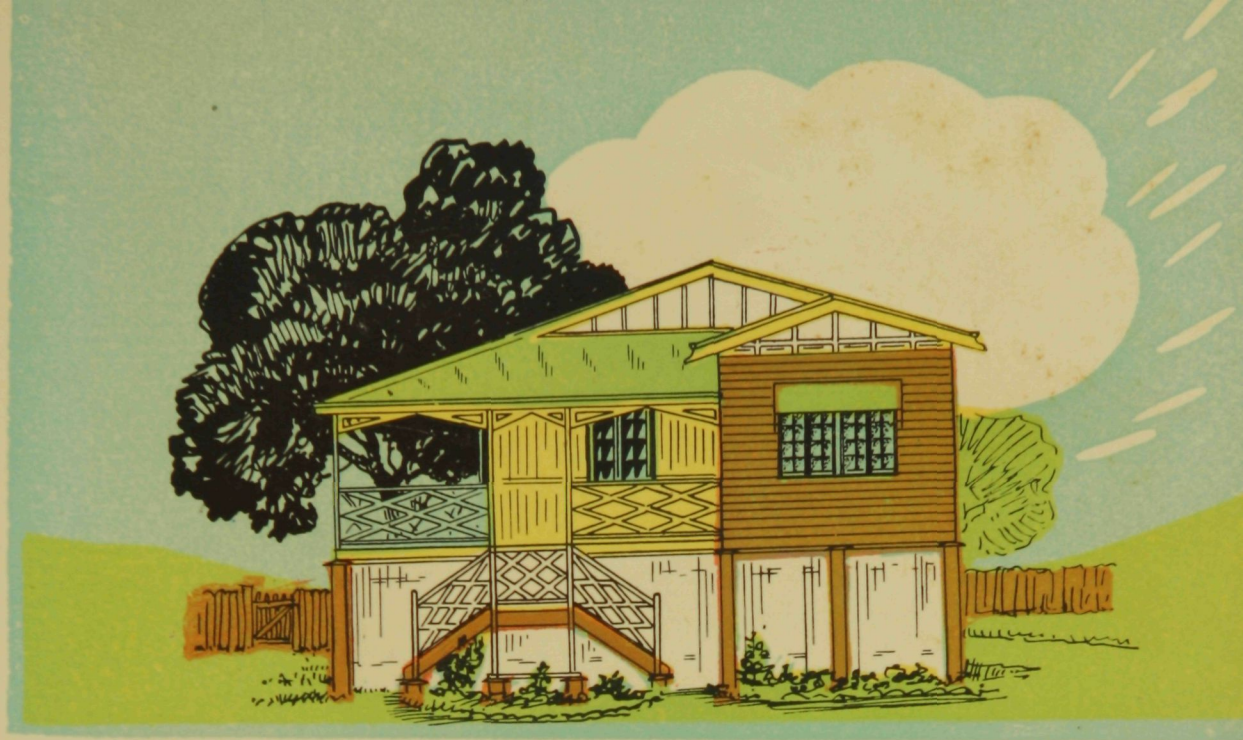


DESIGN No. 80

1360 Sq. Feet.

Ideal for country or western use, when the sun strikes hotly on the exterior walls; the internal verandahs are cool, a fine place to entertain with games and etc.; casement sills ought to be low and openings wide, verandah ends could be closed with folding doors, or louvre panels.

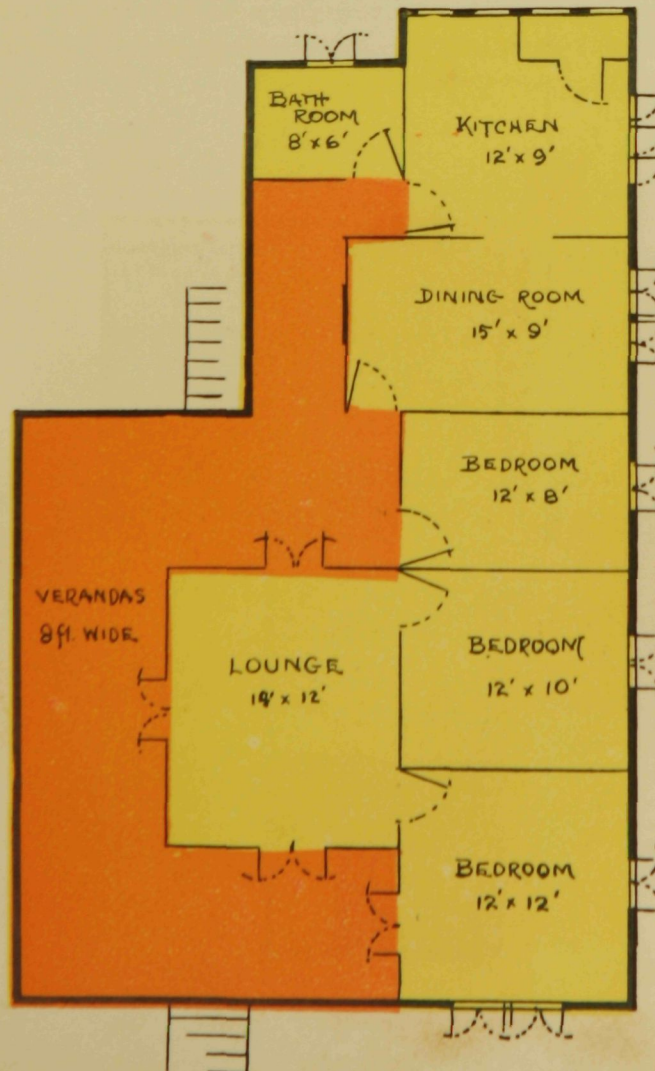


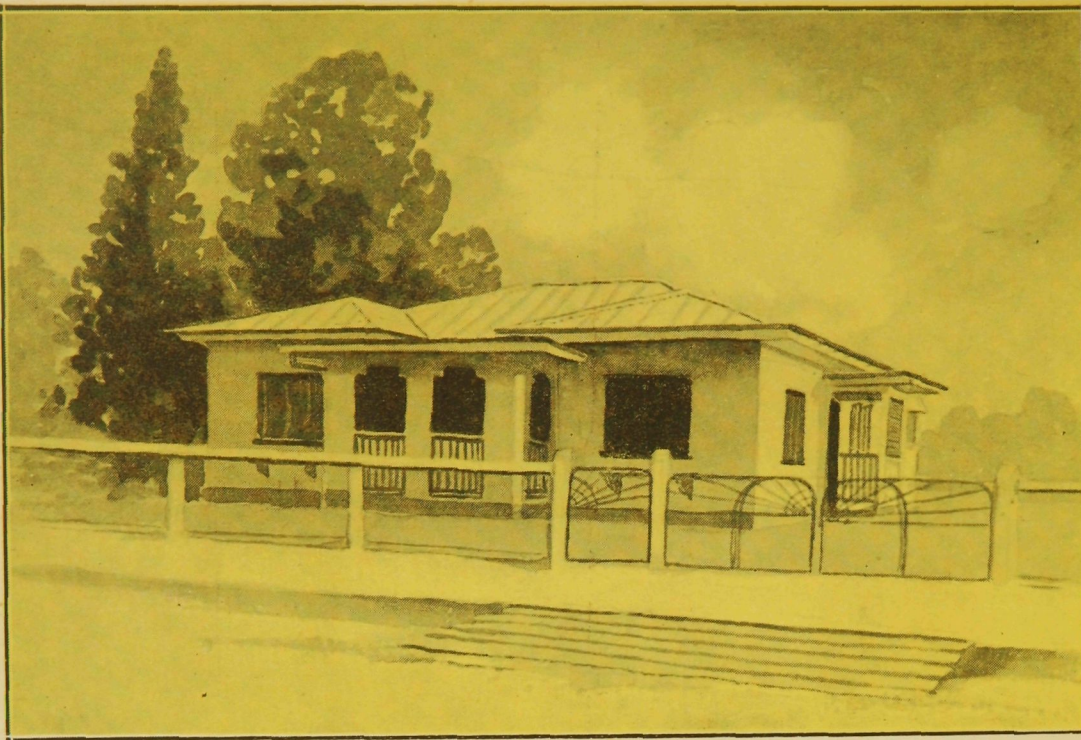


DESIGN No. 81

1356 Sq. Feet.

Another fine country type, suitable for a family and can be given elevations of various designs; it has quite an amount of verandah space and is quite an economical home to build.

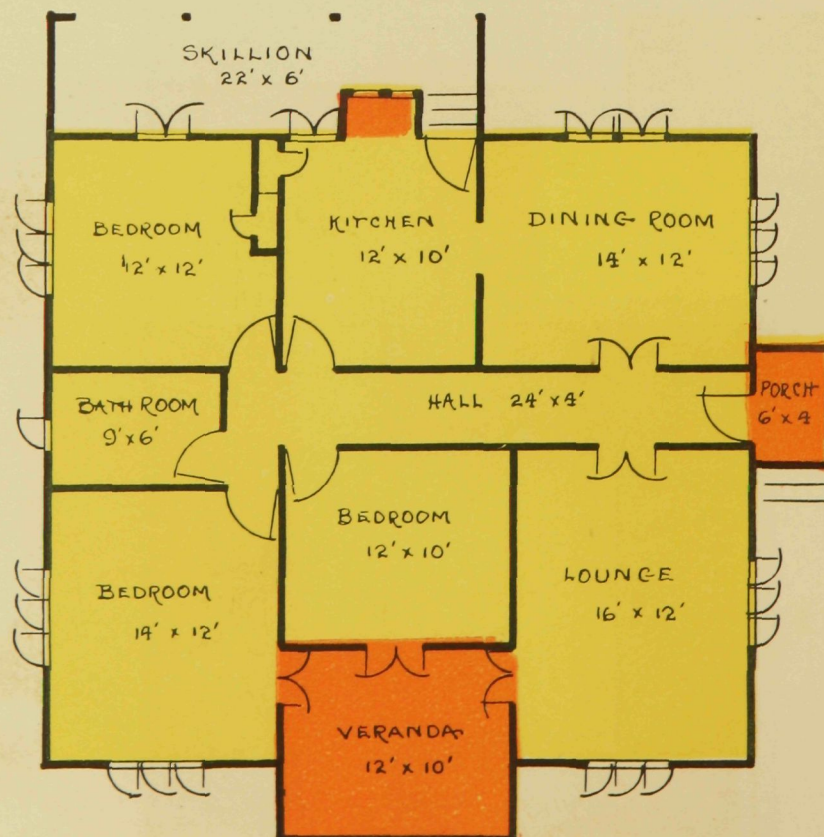




DESIGN No. 82

1356 Sq. Feet.

An adaptation of southern style; may be built in stucco as illustrated, fibro or wood, with interiors of double walled fibro; it is being built in Queensland in increasing numbers each year.

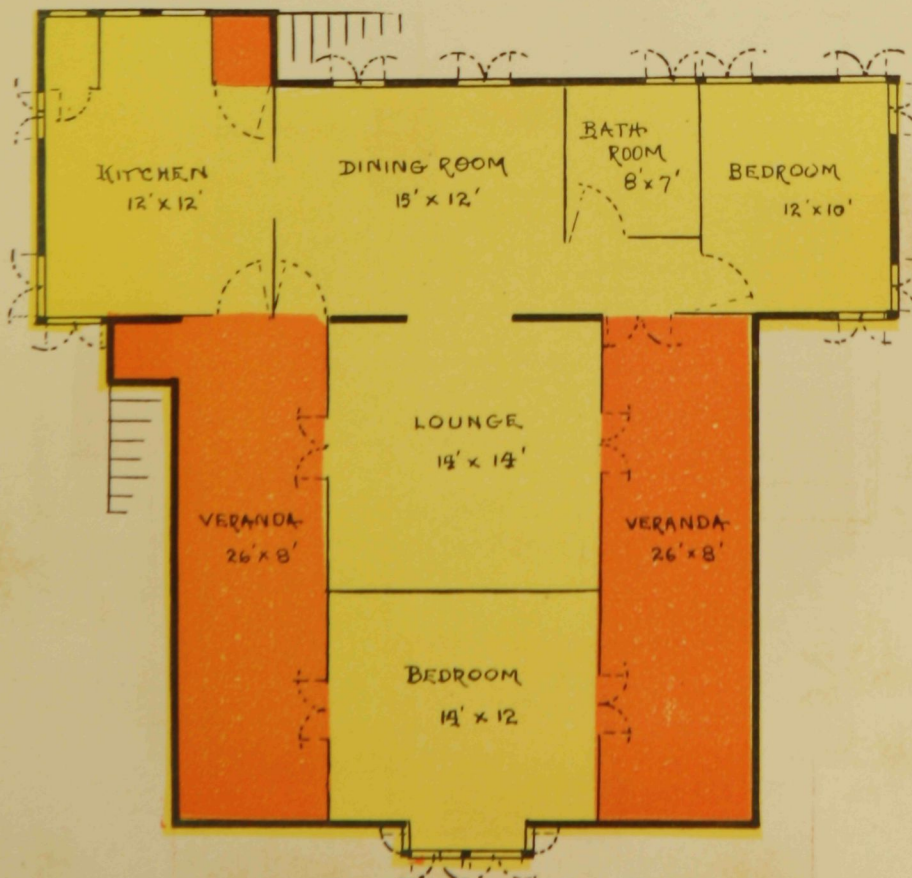


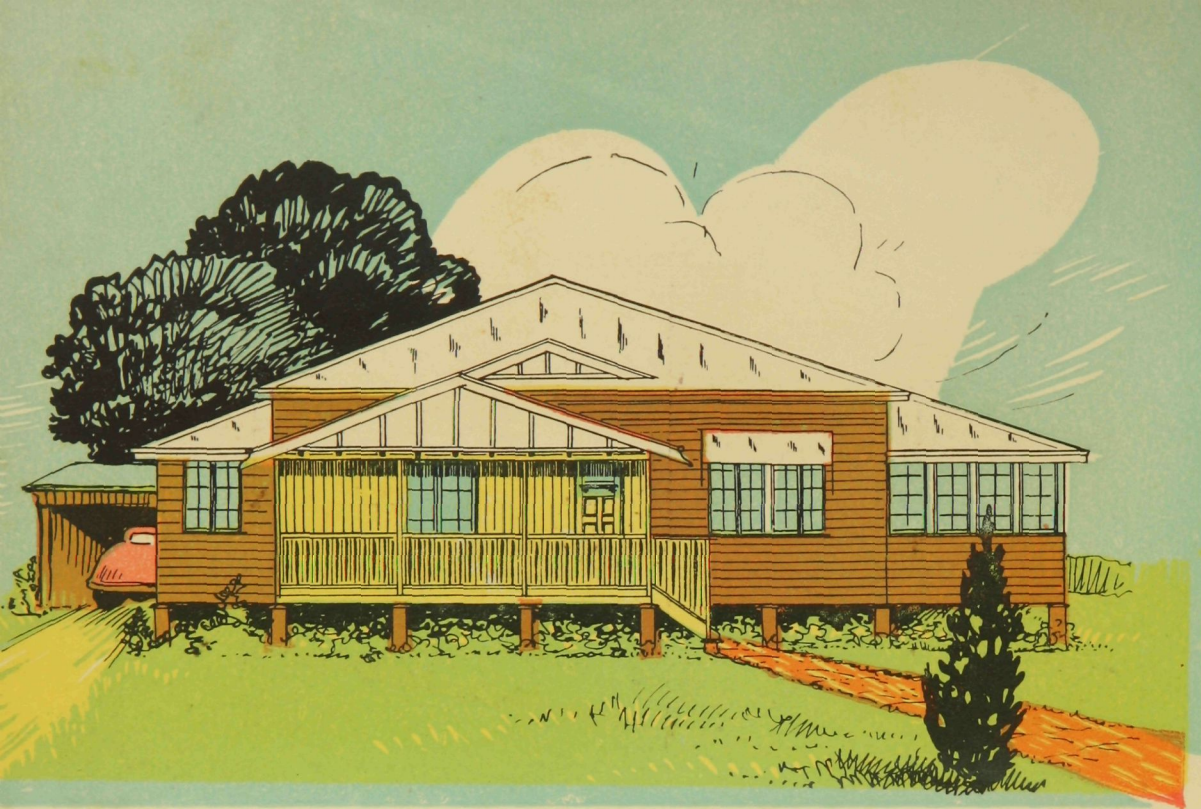


DESIGN No. 83

1360 Sq. Feet.

A balanced type that enables air to move through all rooms and for this reason is ideal for the Queensland climate; main bedroom and lounge may be changed over if desired.

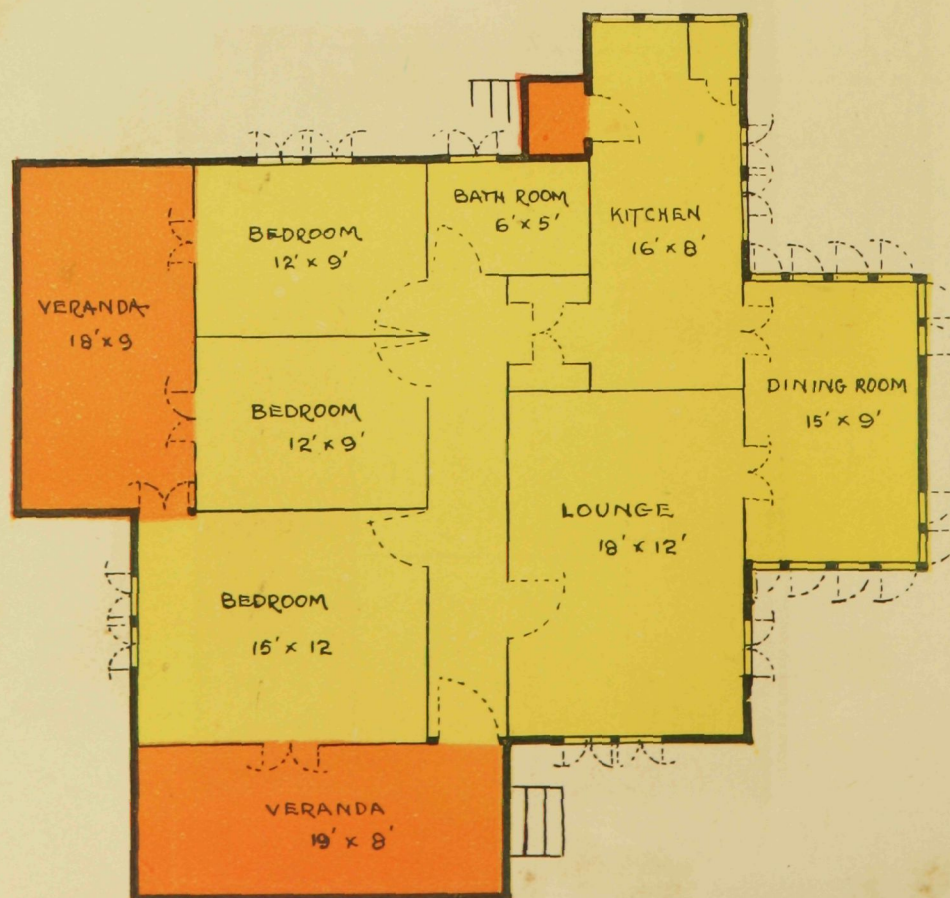




DESIGN No. 84

1397 Sq. Feet.

Another family home; note that the lounge may be shut off, and the dining room is well catered for in light and airiness, and may have gable over with a cove ceiling for any one who does not care for the lean-to type of ceiling.

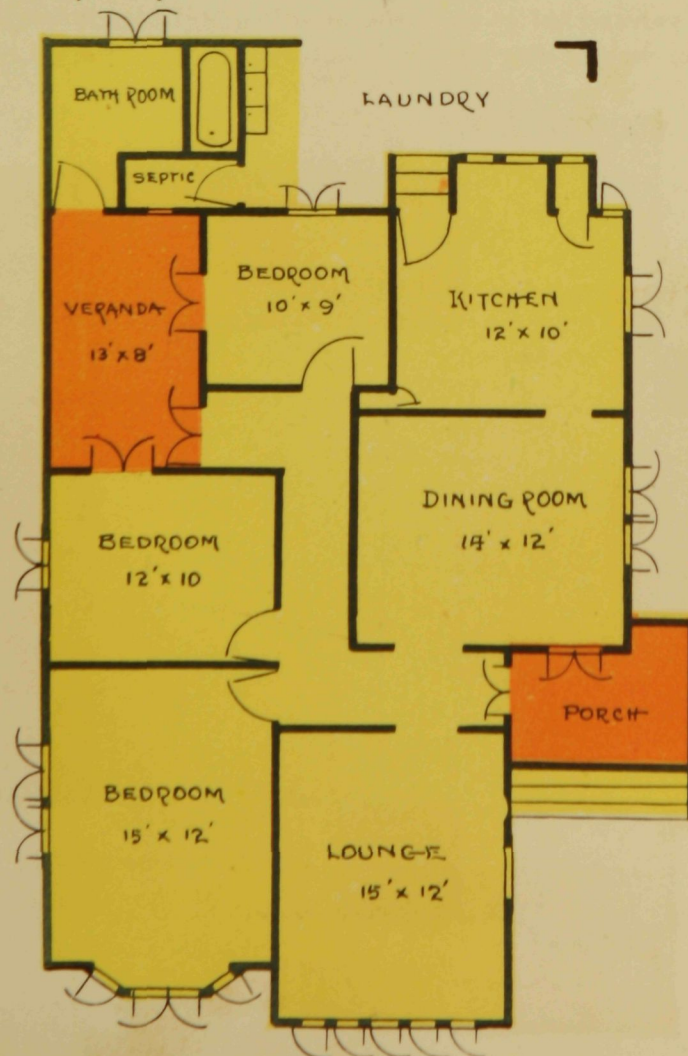


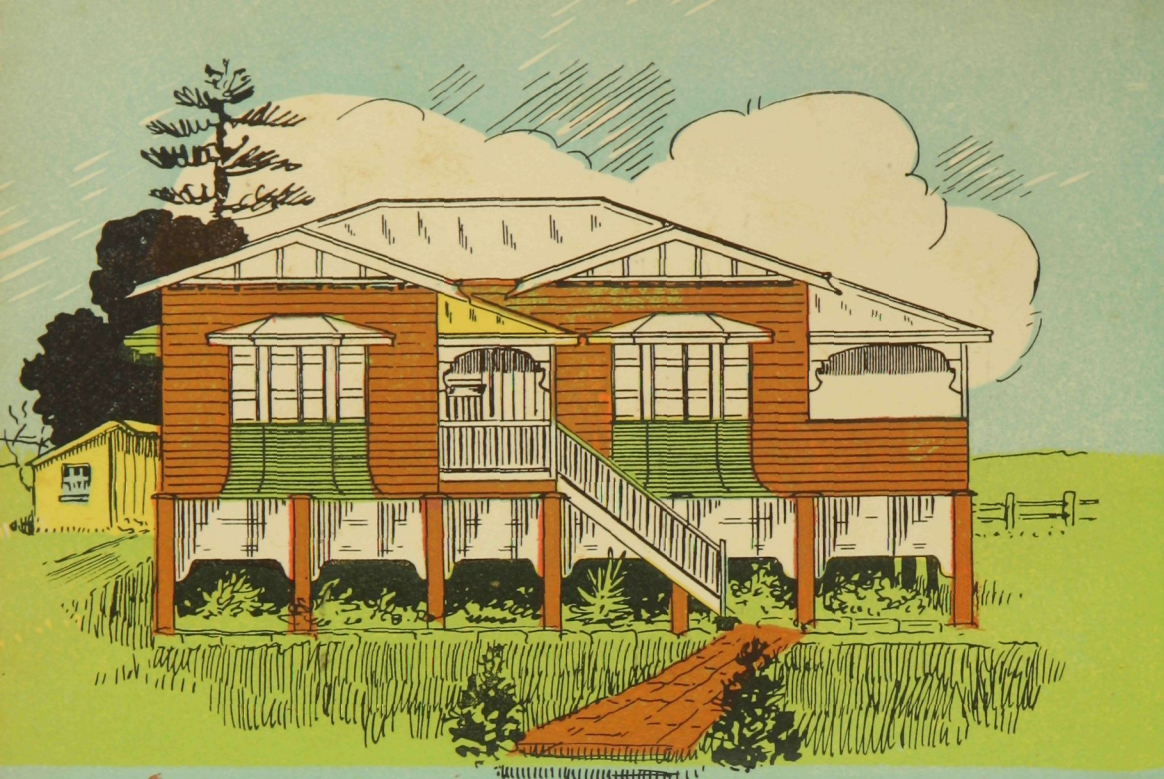


DESIGN No. 85

1428 Sq. Feet.

Not as expensive as it looks if carried out in stucco, fibro or wood. Septic could open to verandah, which should be enclosed from floor to ceiling with louvre panels for privacy and climatic conditions.

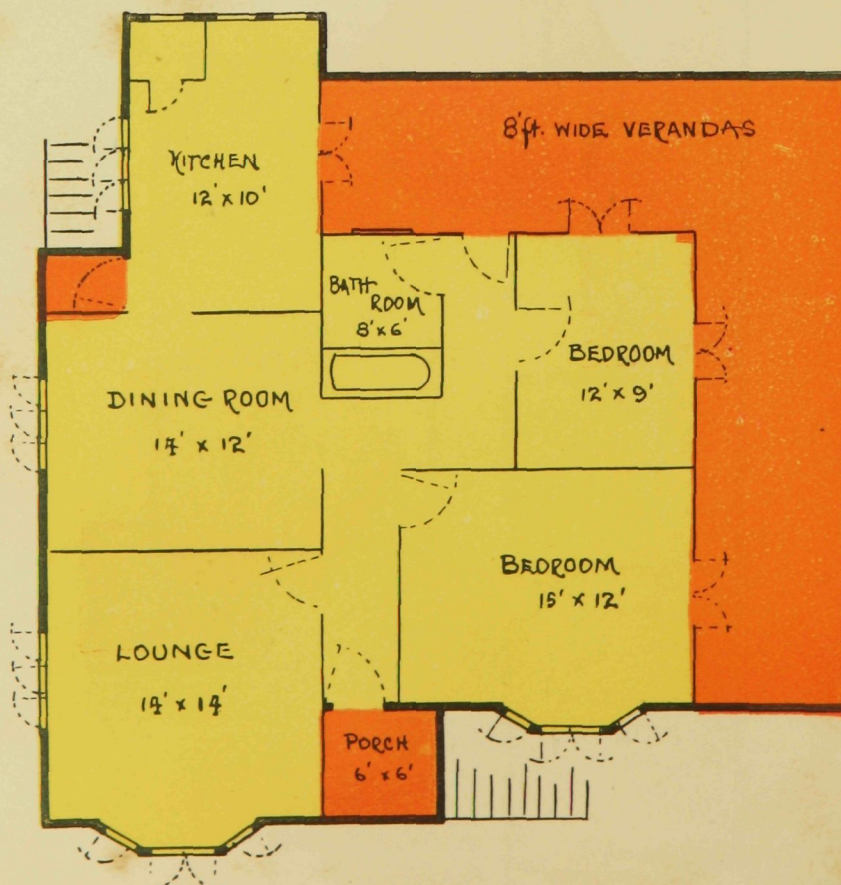


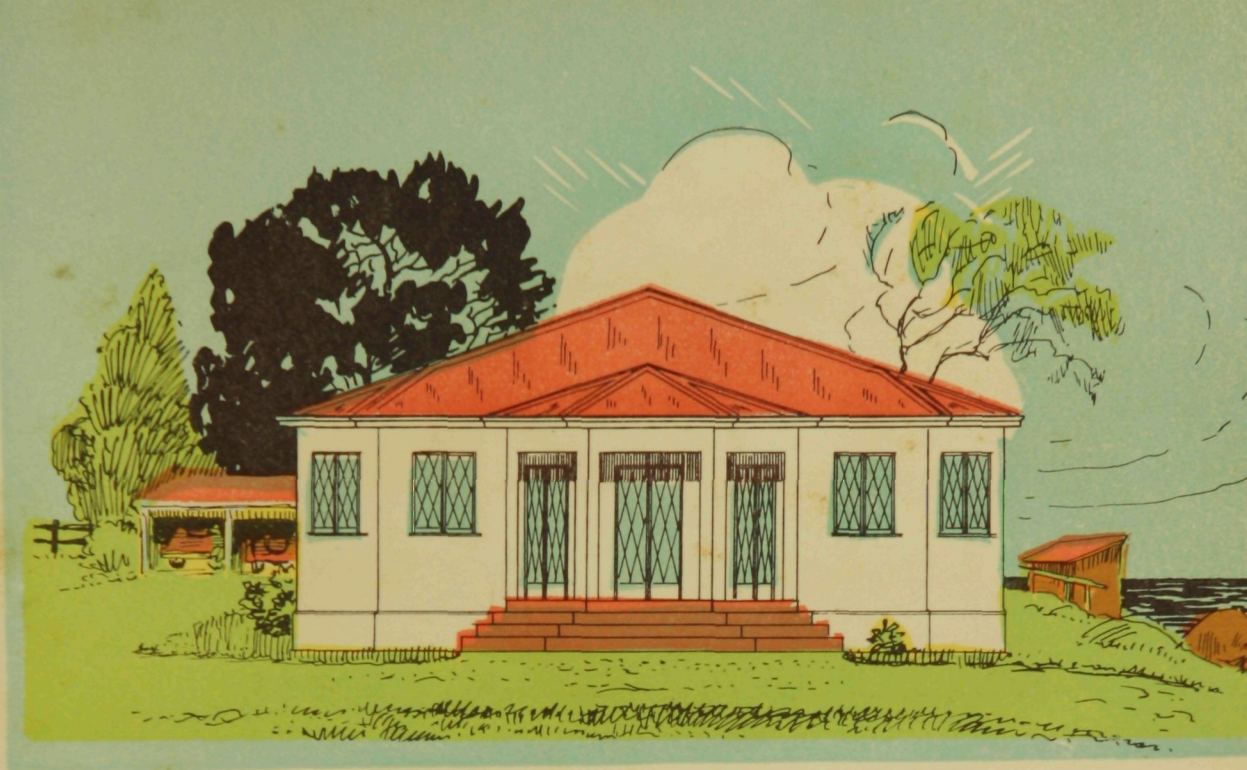


DESIGN No. 86

1426 Sq. Feet.

The verandahs are entirely for the family, which is a feature becoming more popular year by year; all rooms may be entered without passing through another room; kitchen may be made larger with steps at rear of verandah.

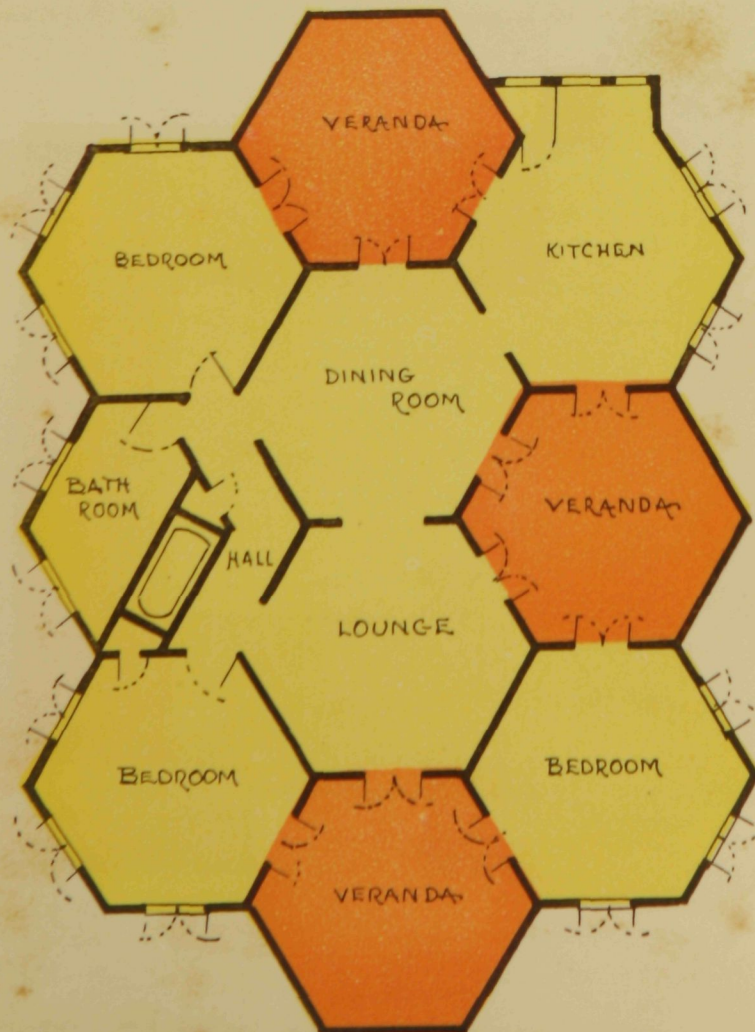


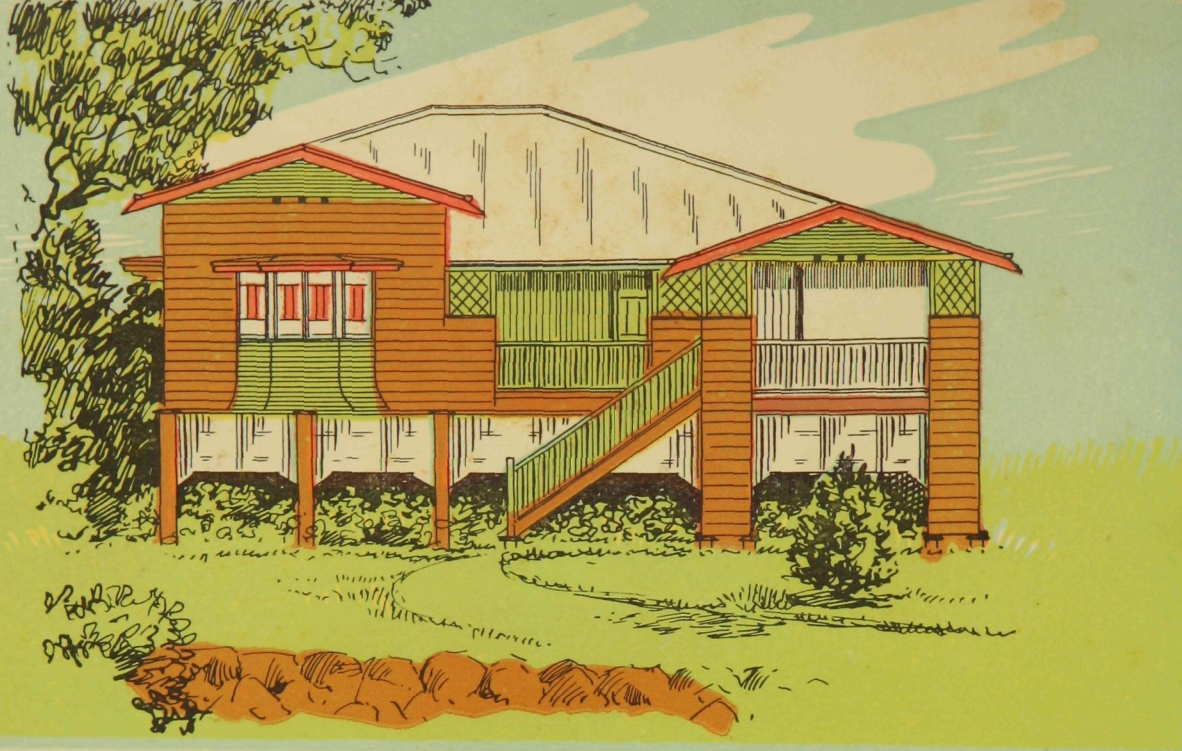


DESIGN No. 87

1400 Sq. Feet.

It is entirely feasible, and any reputable builder could build it without any more trouble than an ordinary cottage. The six-sided rooms would allow of more apparent spaciousness, and for cyclonic strength would be hard to beat; it would be an advertisement for a seaside residential in itself, and the angles of the walls would act as breeze traps.

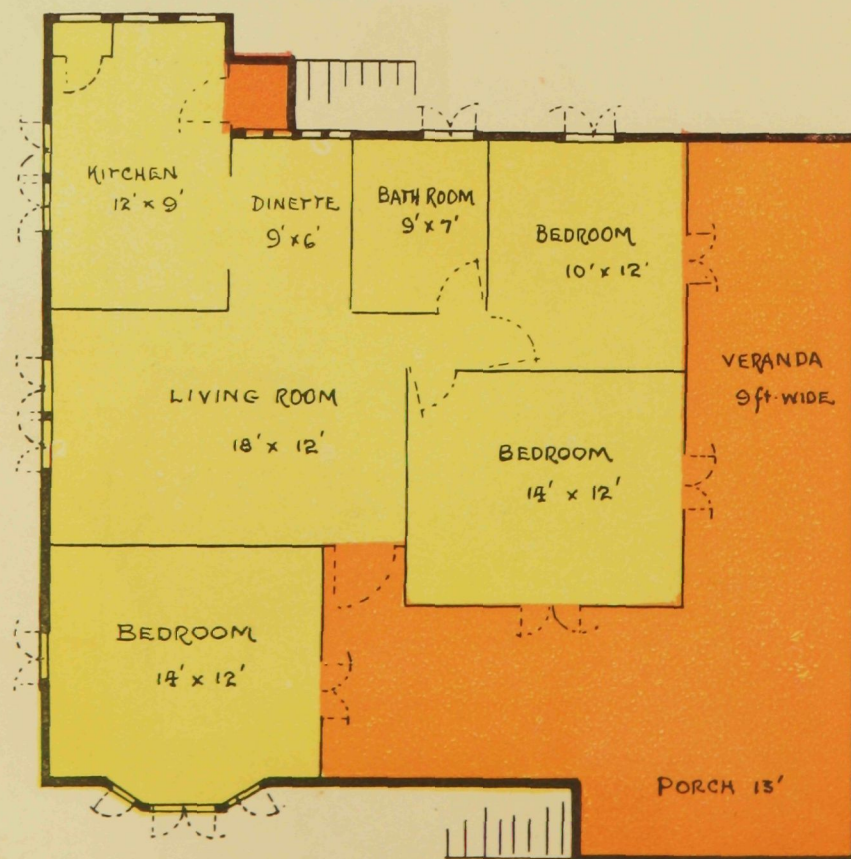


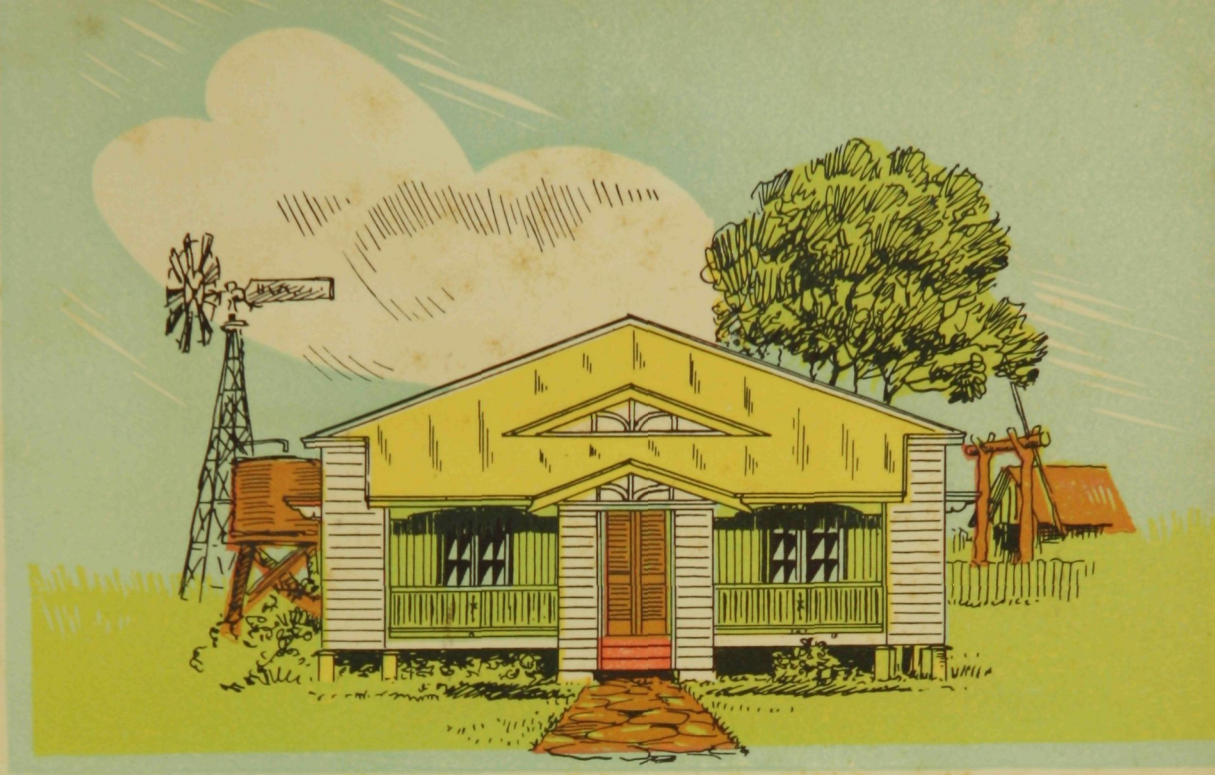


DESIGN No. 88

1470 Sq. Feet.

A type that has been built in the State for many years, with varying ground plans and elevations, and will be built as long as there is timber to build with.

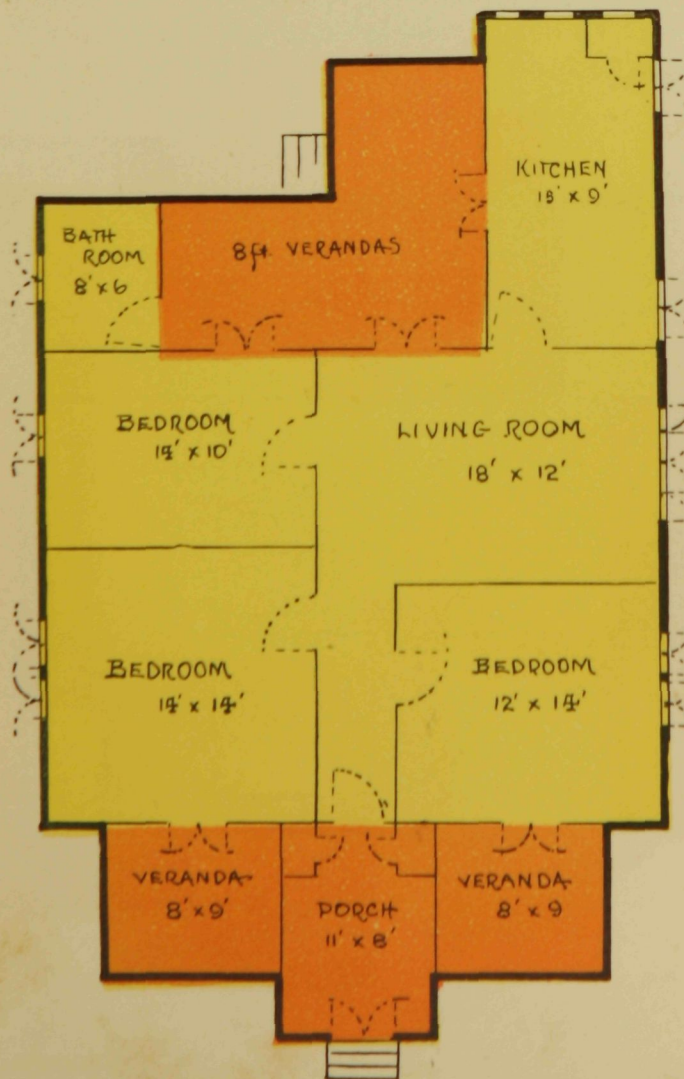


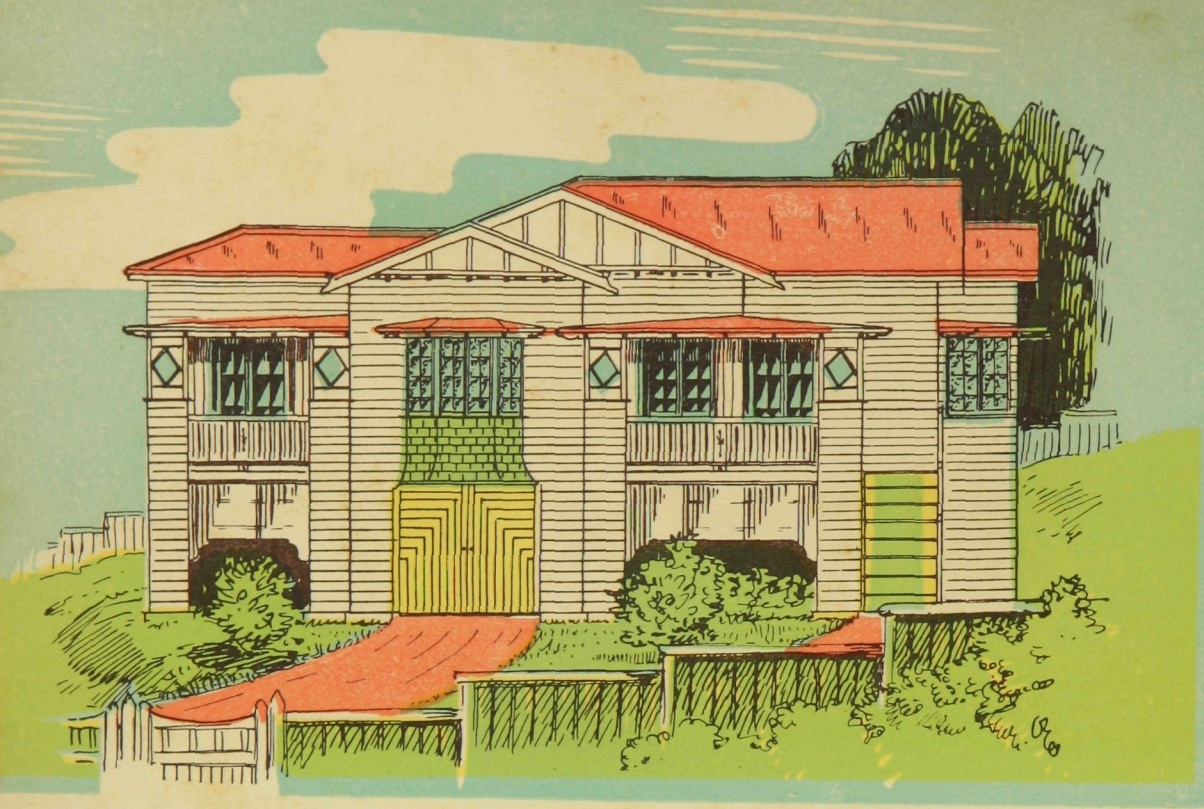


DESIGN No. 89

1402 Sq. Feet.

A type all on its own, balanced, spacious and comfortable; perhaps a gable right across over verandahs and porch would improve appearance.

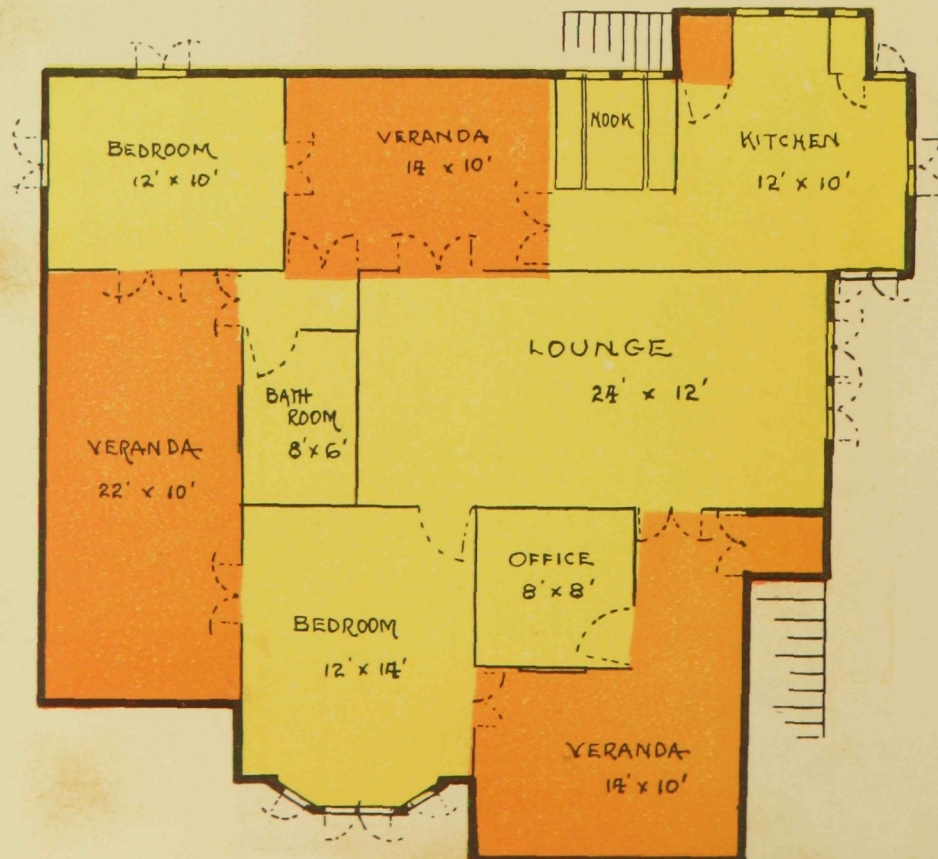


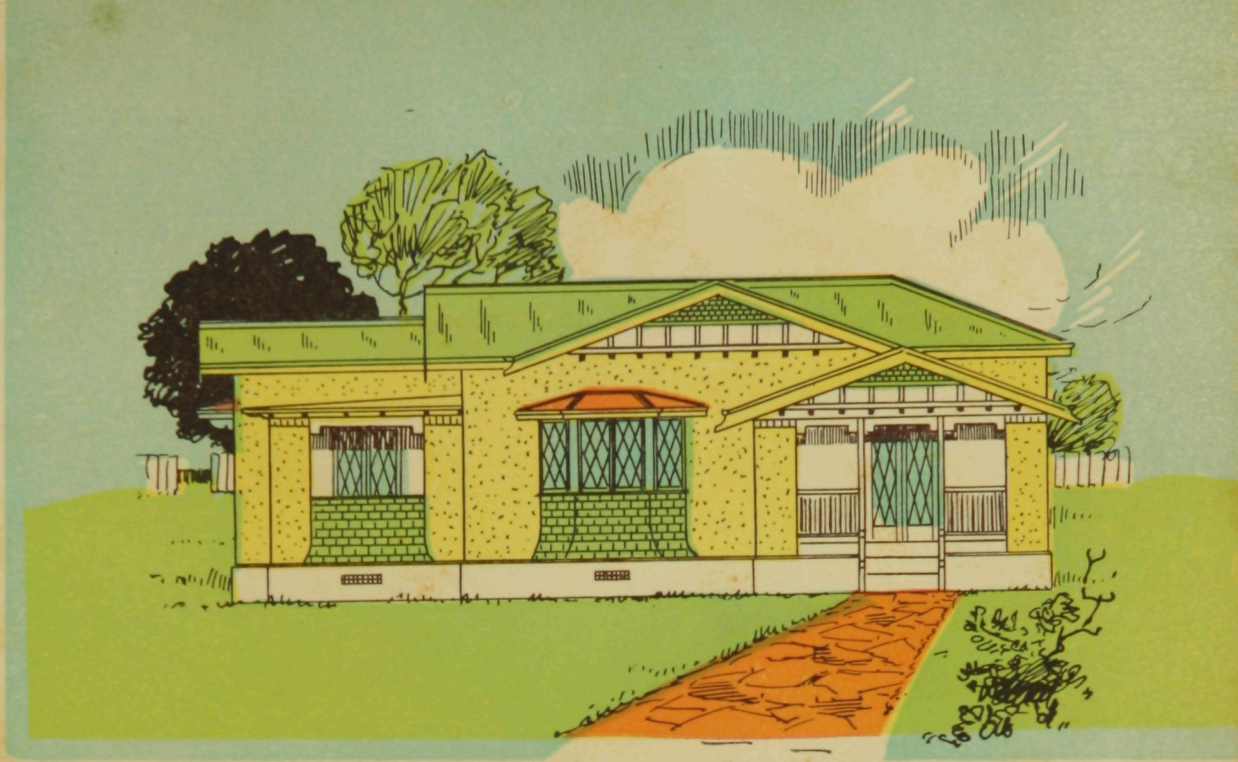


DESIGN No. 90

1454 Sq. Feet.

A business man's home, with his own private office or "den;" a lounge room large enough to allow of entertainment to a number of persons; a perspective view of this home on a corner would delight anyone, and it is a popular residence with those who still prefer their homes on high blocks.

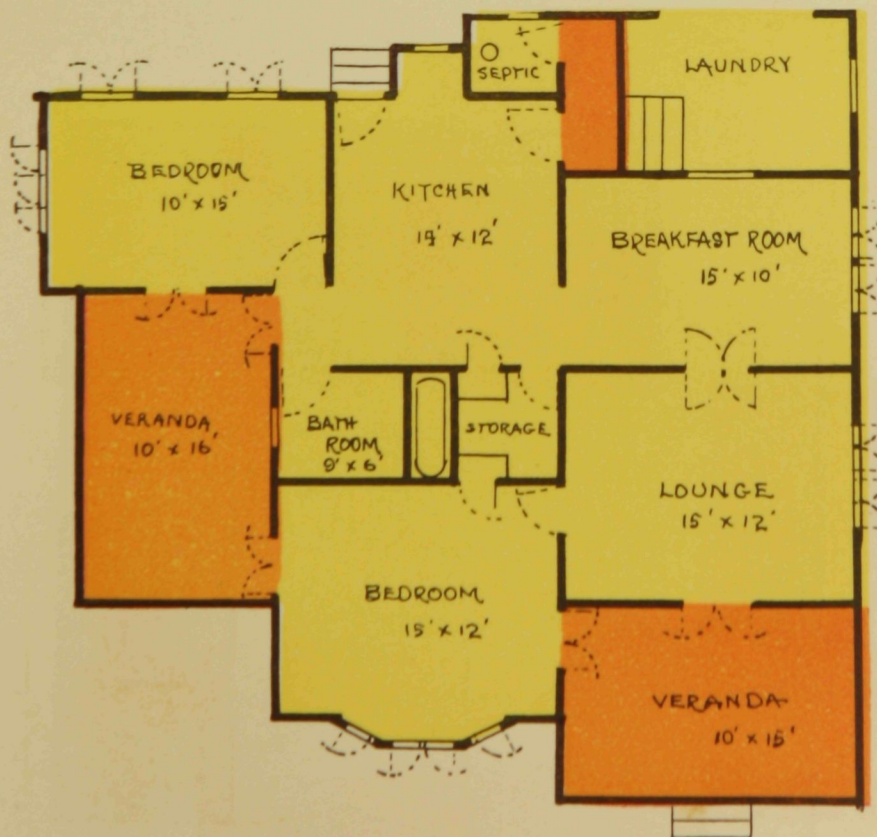


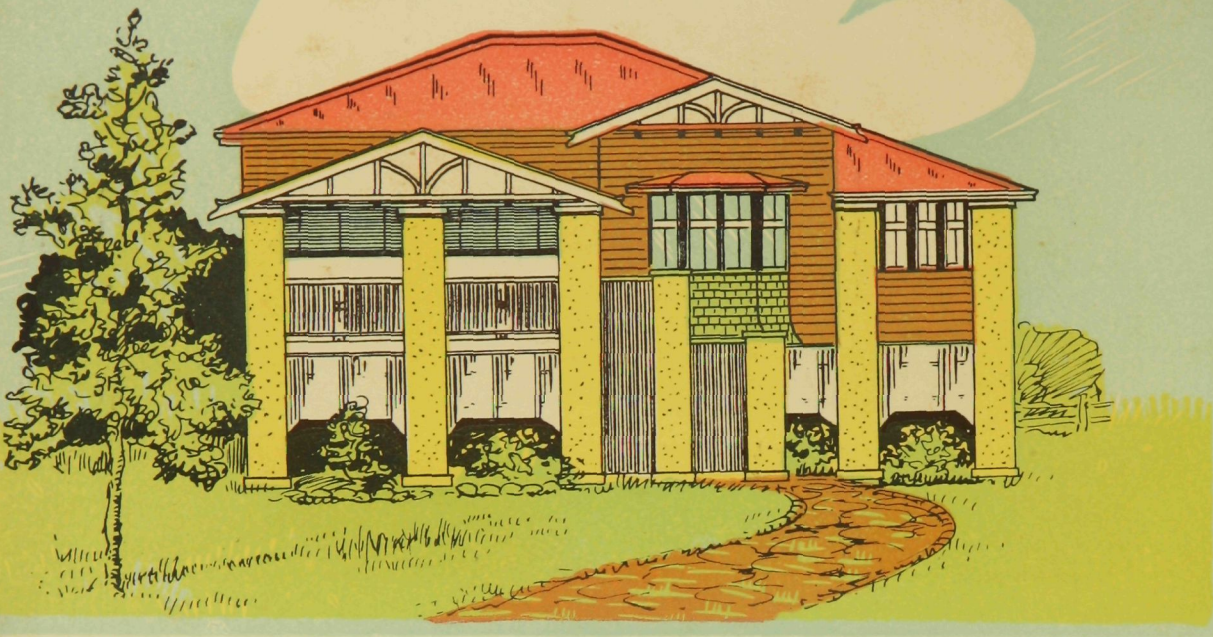


DESIGN No. 91

1434 Sq. Feet.

In stucco or wood it will suit that corner position down to the ground. Note the storage space for winter carpets, blankets, suit cases, and so on.

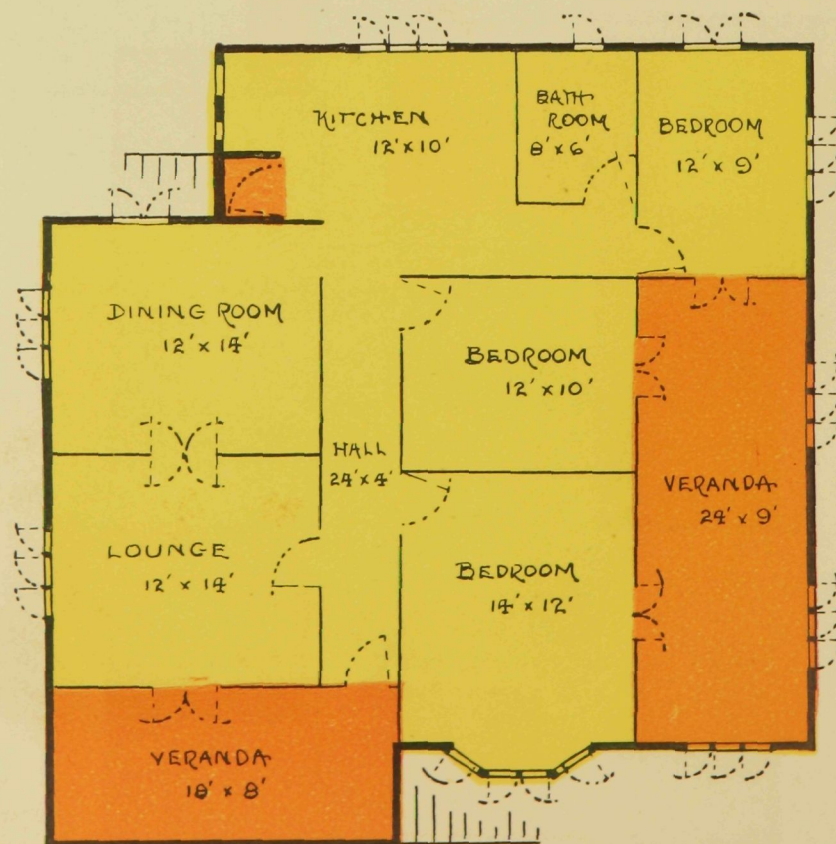




DESIGN No. 92

1443 Sq. Feet.

A choice Queensland home that has been evolved during the past few years; may be built with or without hall and is big enough to take quite a family.

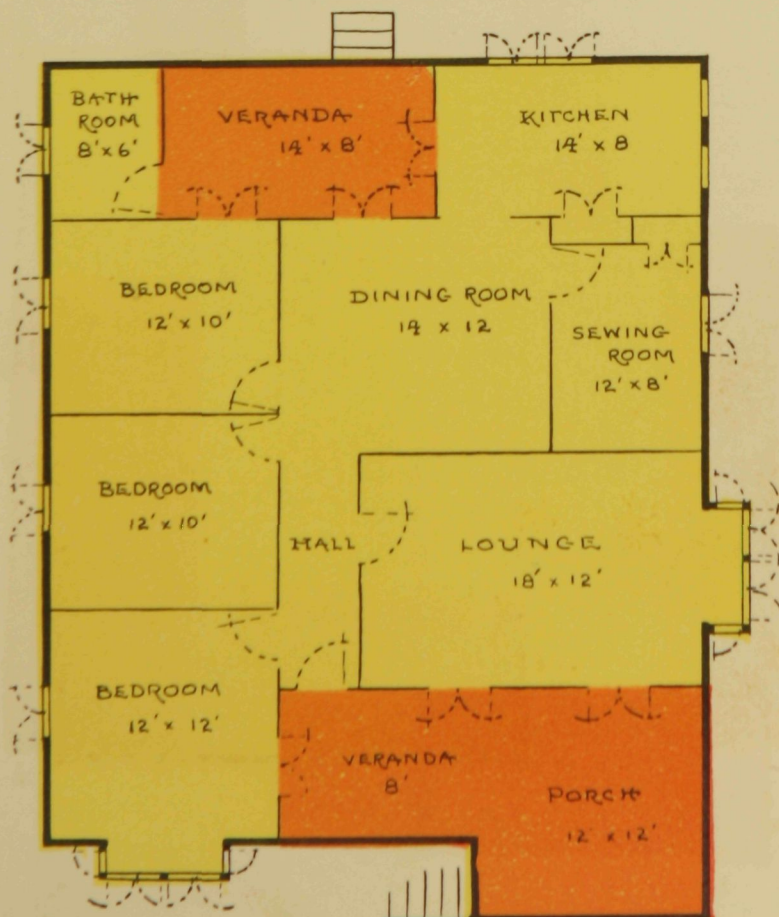


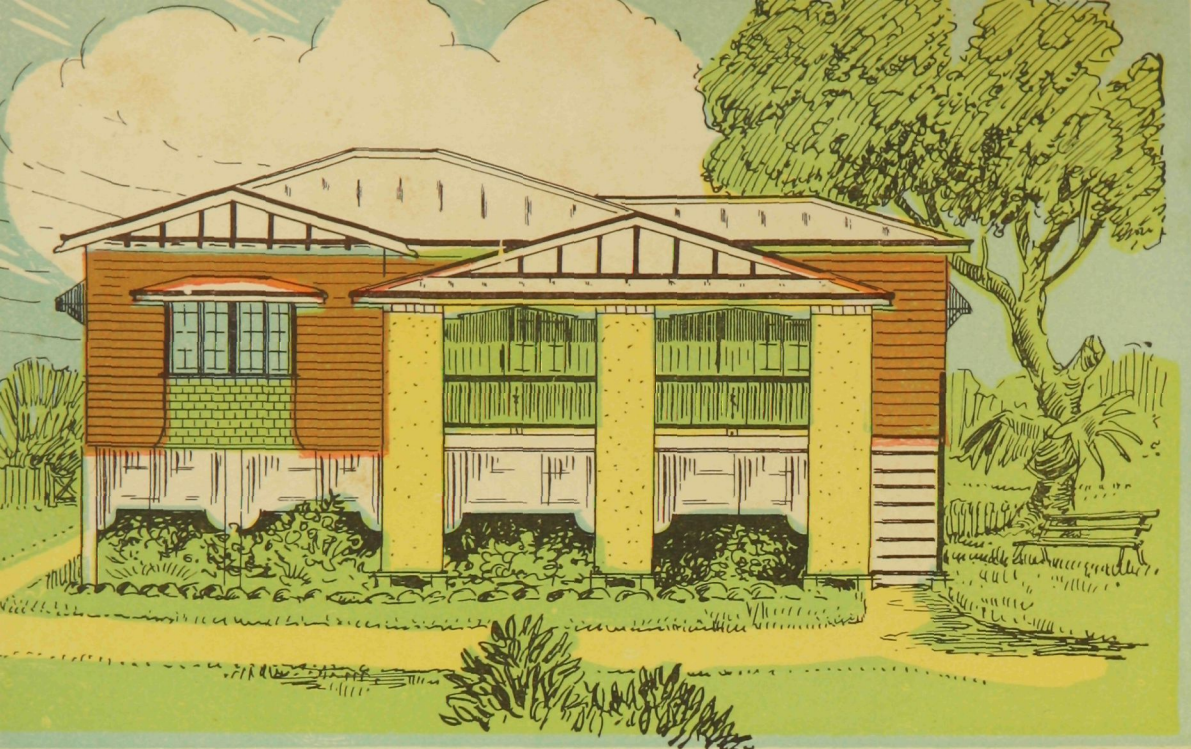


DESIGN No. 93

1428 Sq. Feet.

Another dwelling that has been erected in Queensland for years, though perhaps not with this ground plan; the sewing room may be converted into a fourth bedroom if desired; in general this is an ideal family home.

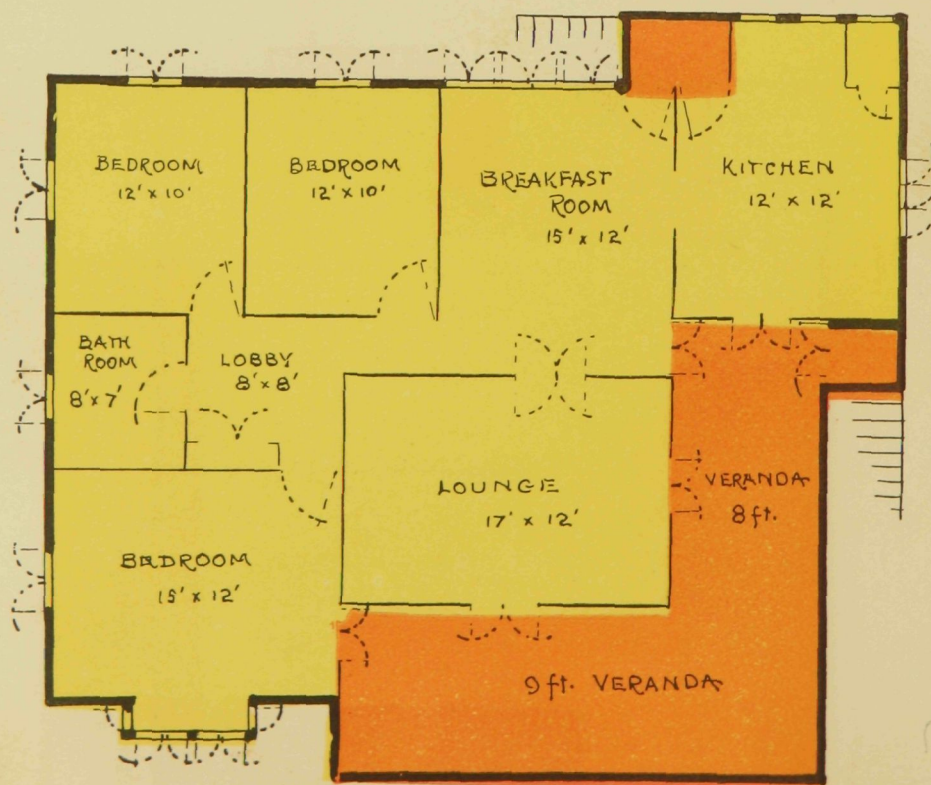


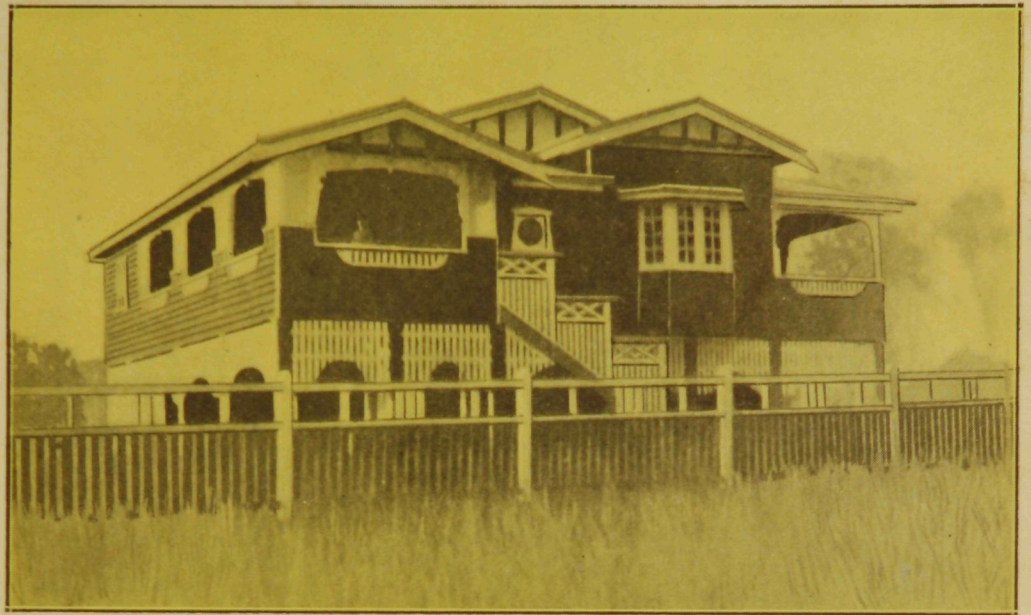


DESIGN No. 94

1500 Sq. Feet.

A roominess and elevation that appeals, and is spacious enough for the most fastidious; eaves overhang under verandah, may be deleted if desired.

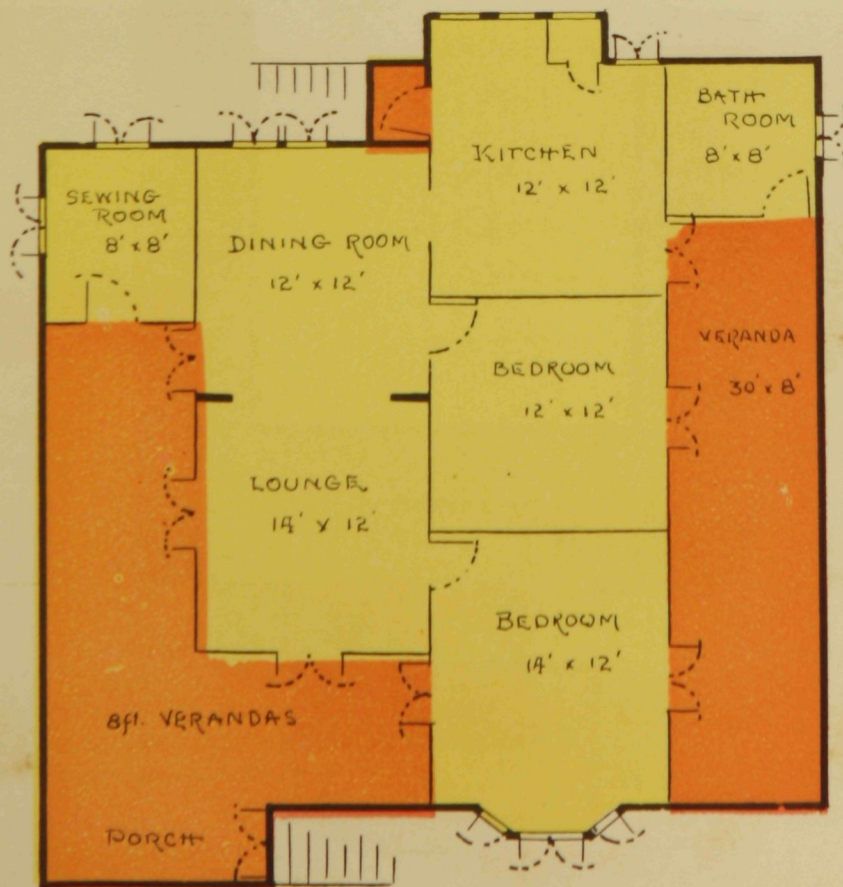


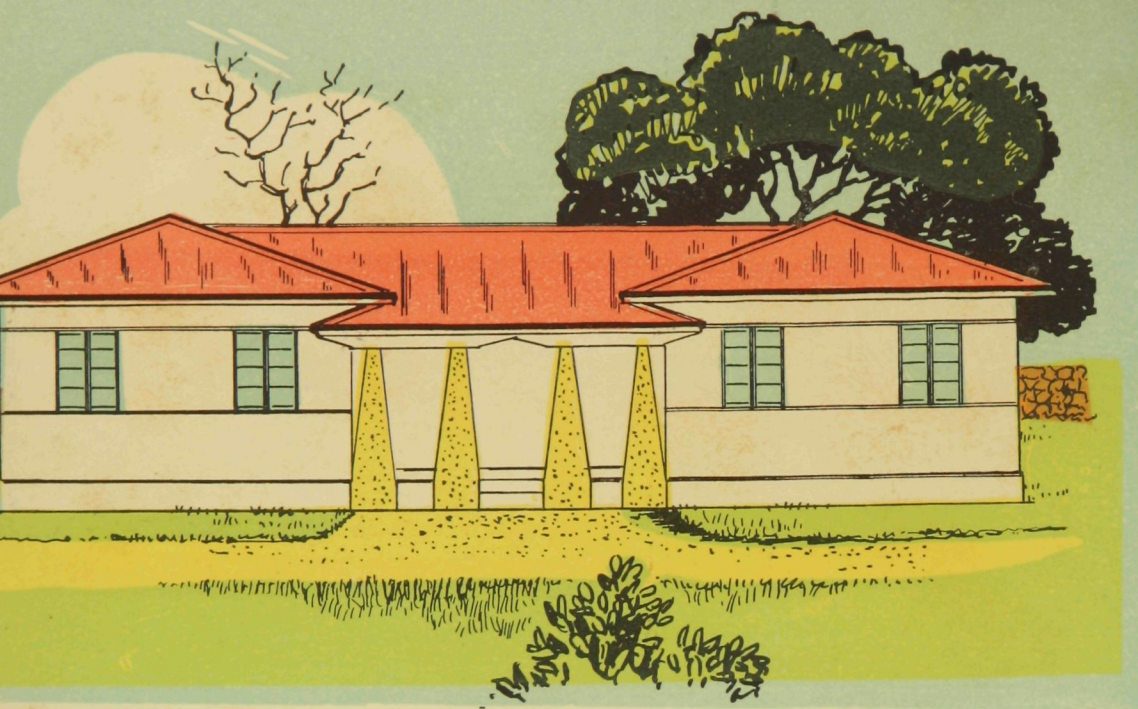


DESIGN No. 95

1527 Sq. Feet.

Among fair sized homes with a considerable amount of verandah space this dwelling has been popular among all classes for many years, and is still being built in fair numbers each year.

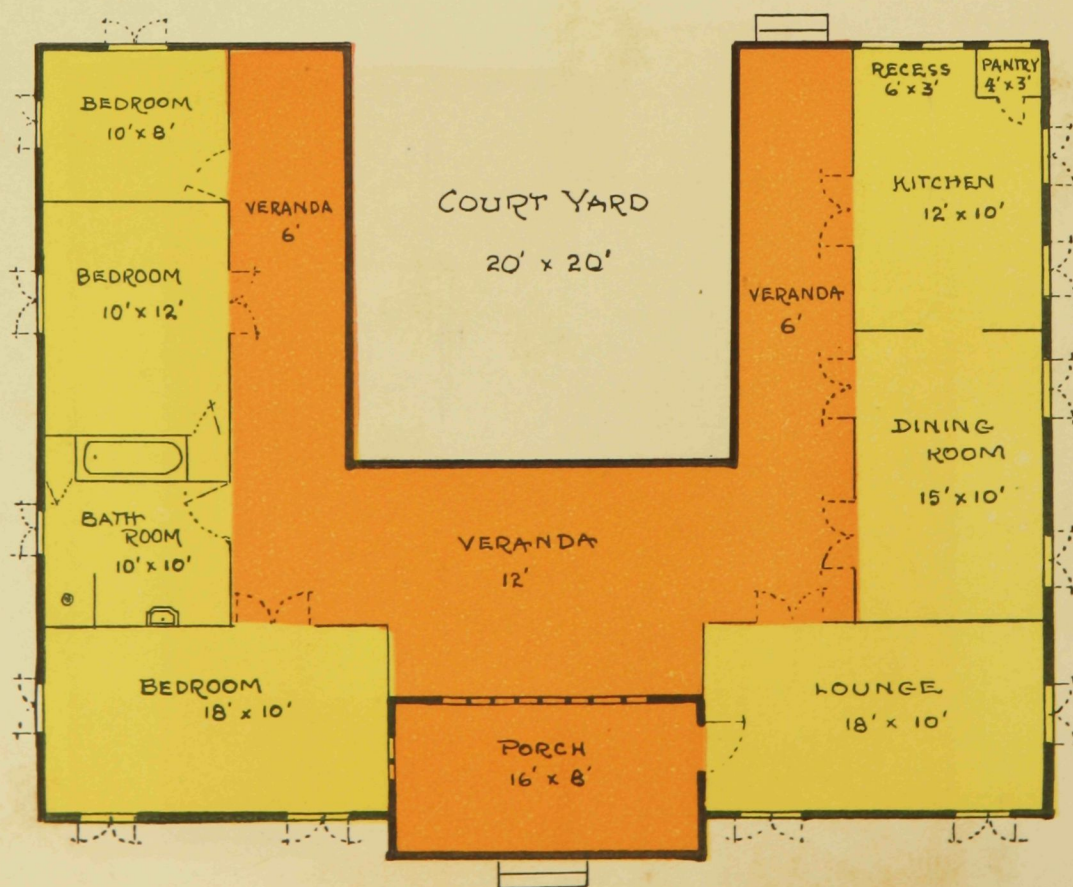




DESIGN No. 96

1672 Sq. Feet

A pure western or country type, with an extreme comfort about it for our tropical climate; imagine a semi-circular conservatory at rear of court-yard embracing both verandah ends.

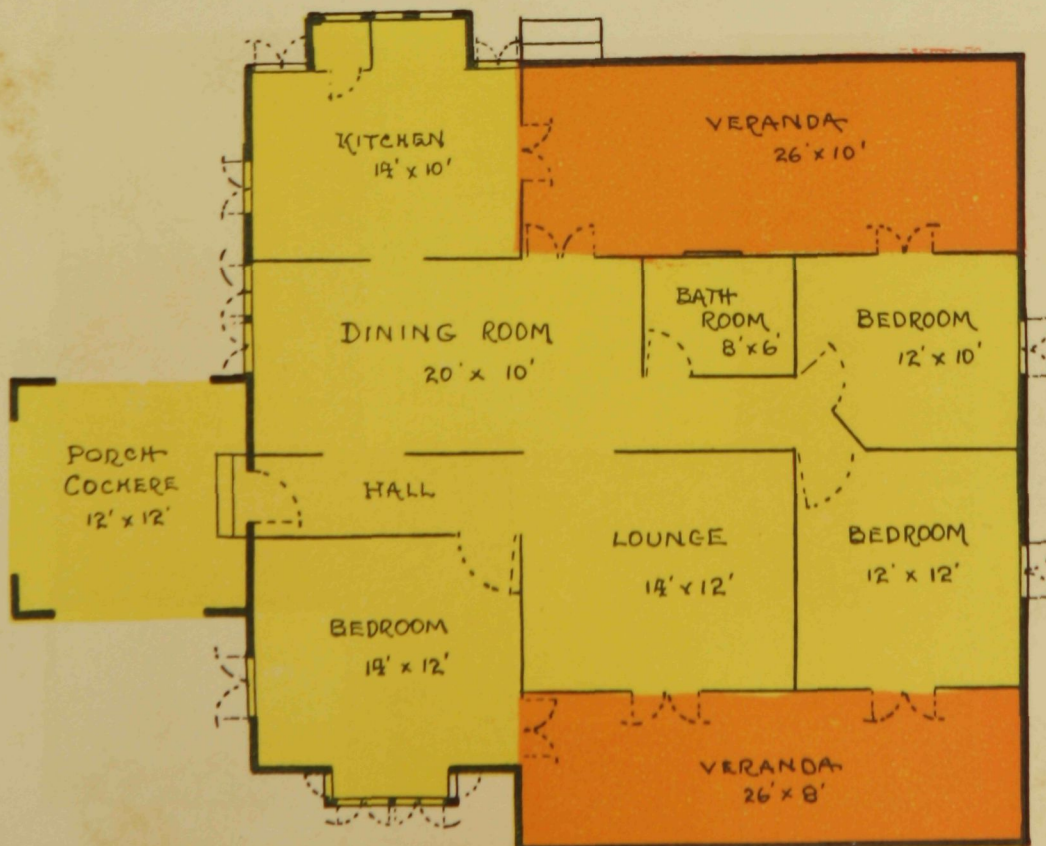


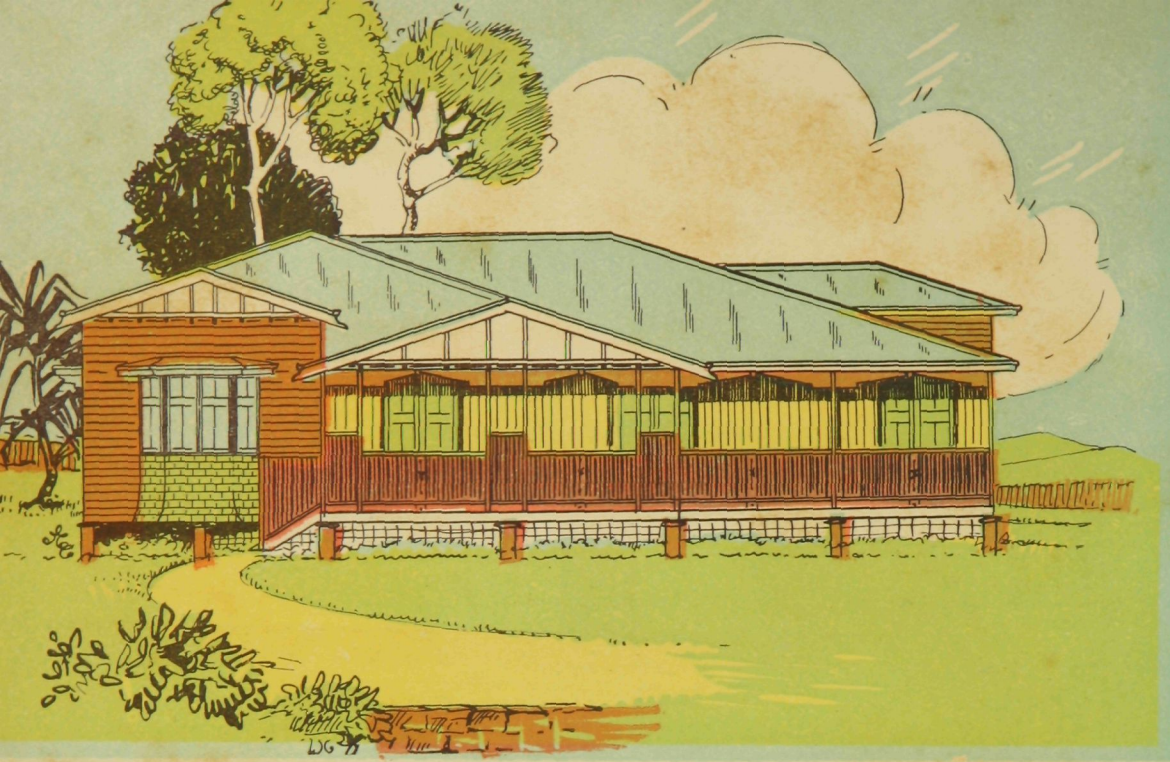


DESIGN No. 97

1716 Sq. Feet.

Another home where the verandahs are the family's private preserve and may be used as sleep-outs from all bedrooms. The side entrance and covering porch has a charm which appeal to many.

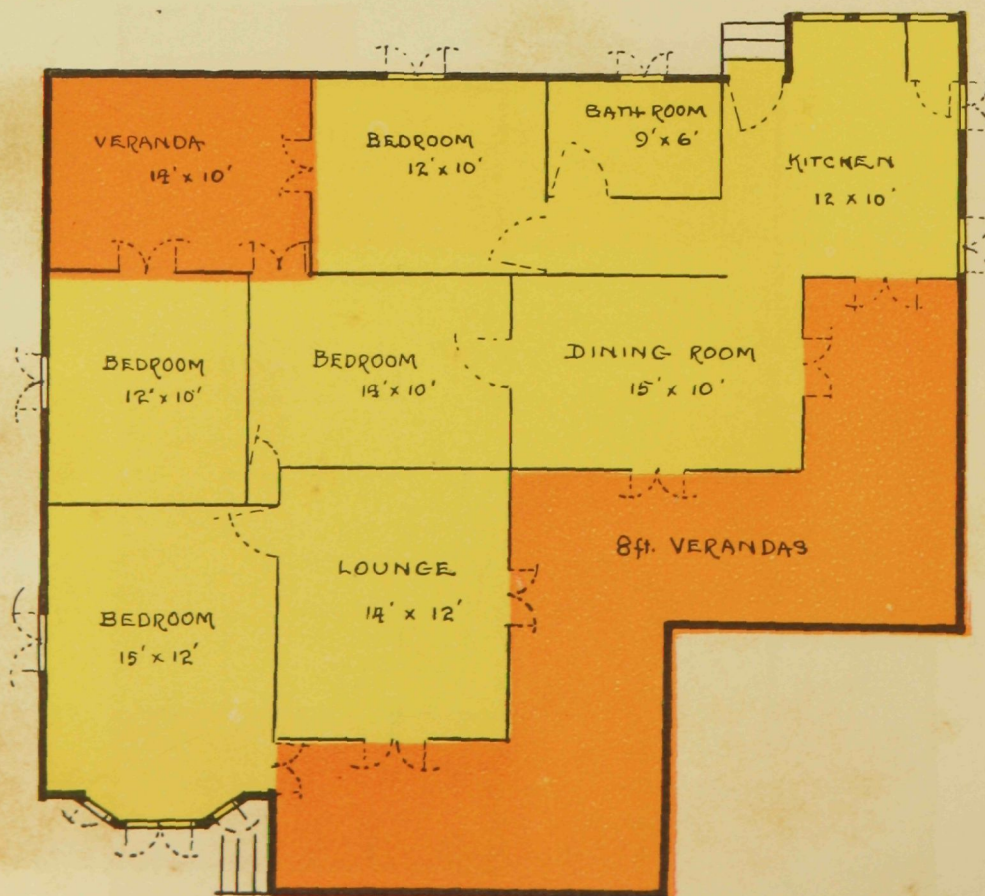


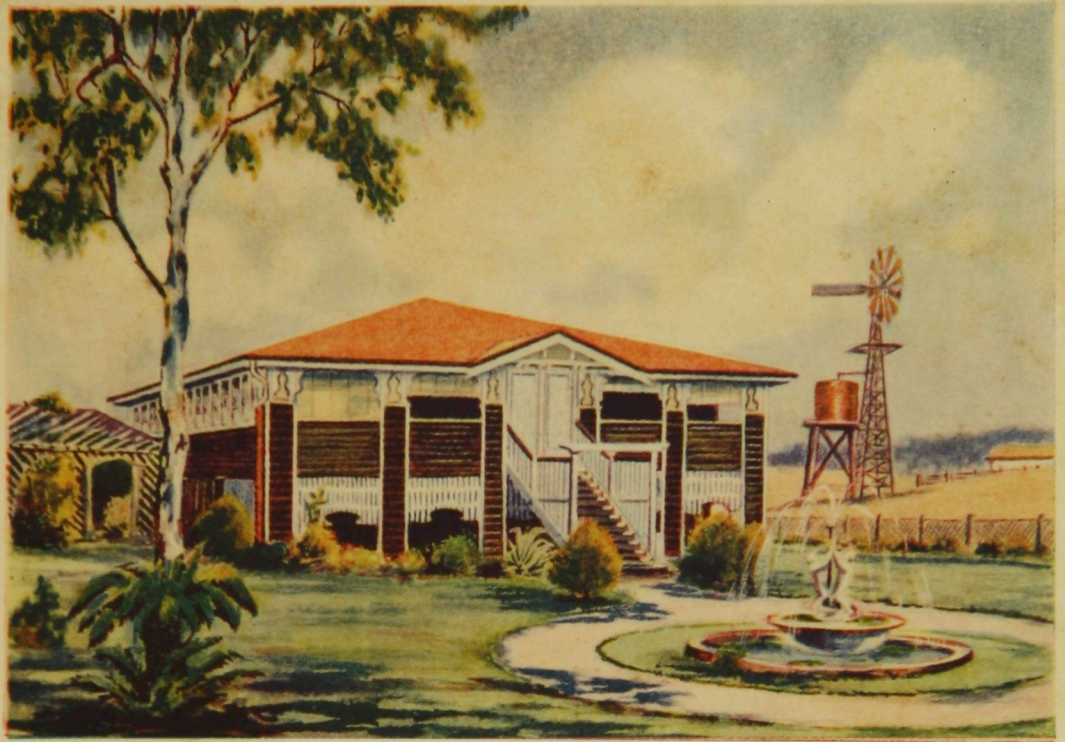


DESIGN No. 98

1737 Sq. Feet

4 bedrooms for a large family or guests; the broken verandah shape has an appeal of its own and acts as a general thoroughfare to all rooms.

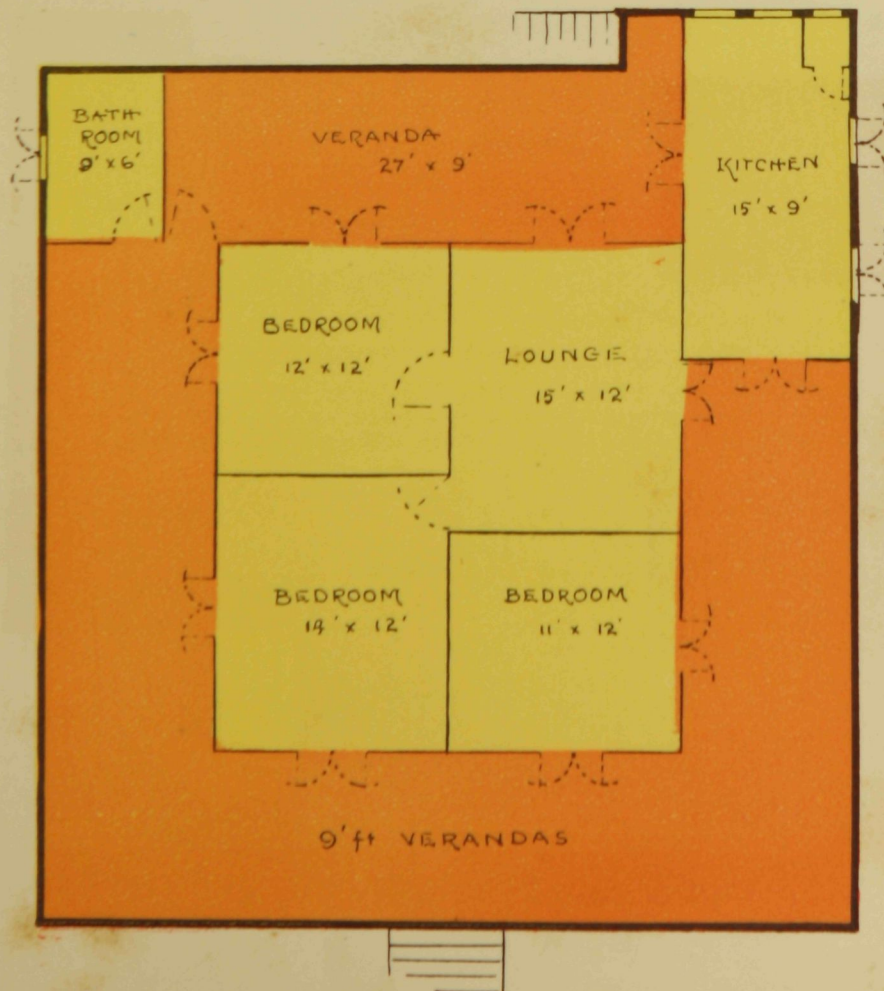




DESIGN No. 99

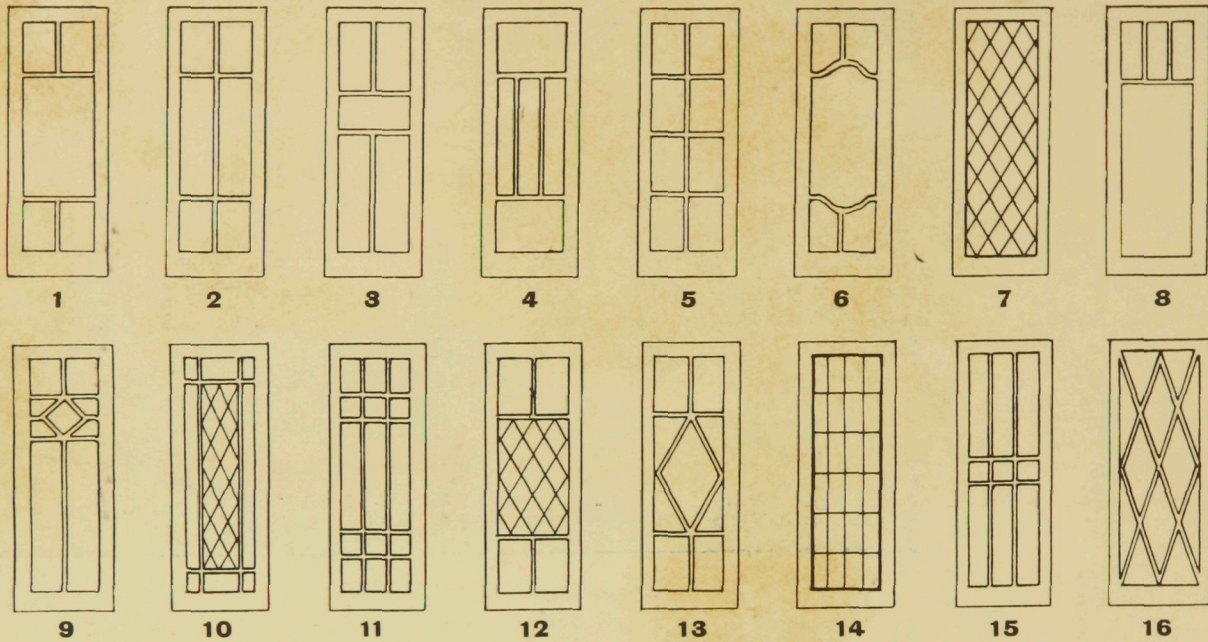
1884 Sq. Feet.

The old, old favourite with a little different construction to verandah; exteriors really modernistic and yet kept to a purely bungalow type. Is extremely popular for country and station homes.



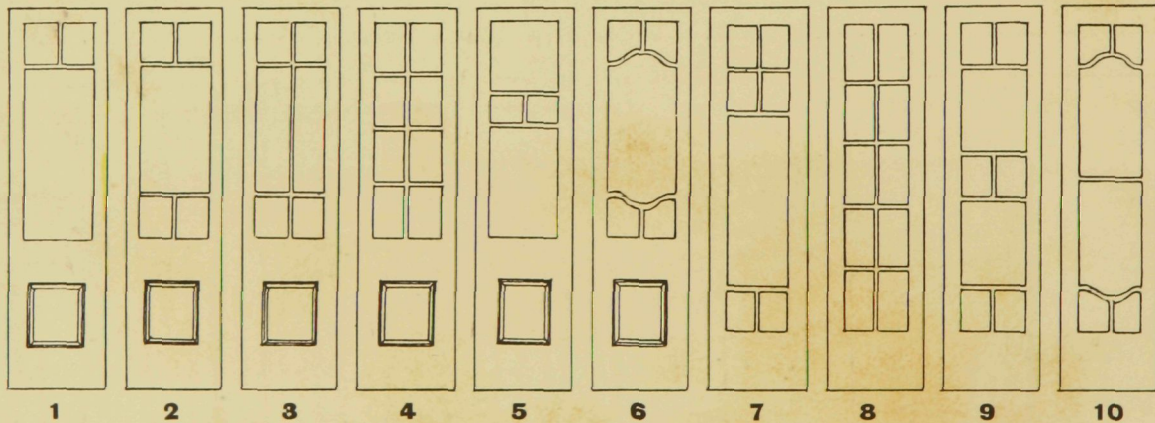
STANDARD PATTERNS OF CASEMENTS.

Patterns 1, 4 and 5 appear to be the most used types, although in the better class homes No. 9, 10 and 15 are very popular. Prices vary considerably, 1 to 5 being practically the same cost with varying prices for other styles.



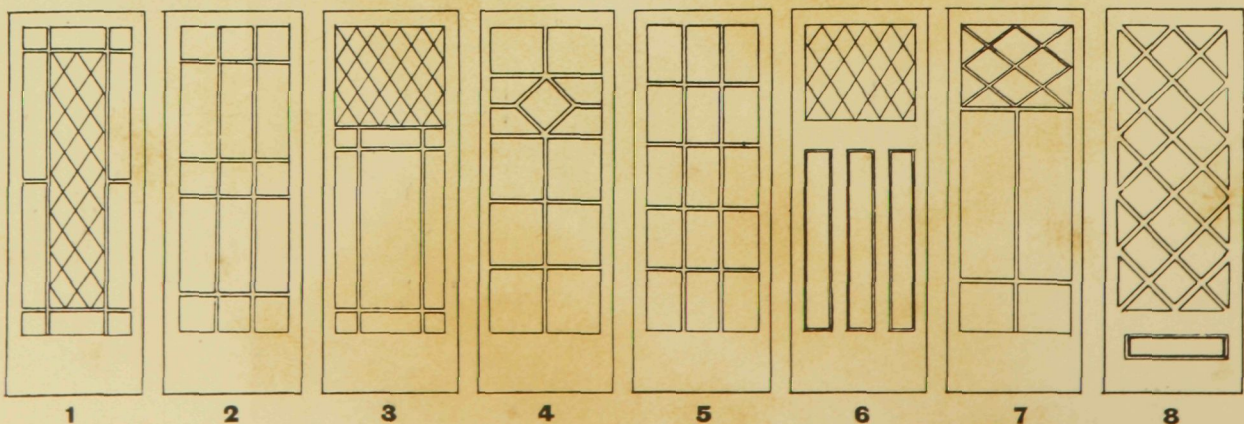
STANDARD PATTERNS OF FRENCH LIGHTS AND CASEMENTS.

No. 1, 2 and 8 are quite usual stock patterns generally kept on hand by most joiners. Very often french casements are made in pattern to match casement designs at very little extra cost over standard patterns.



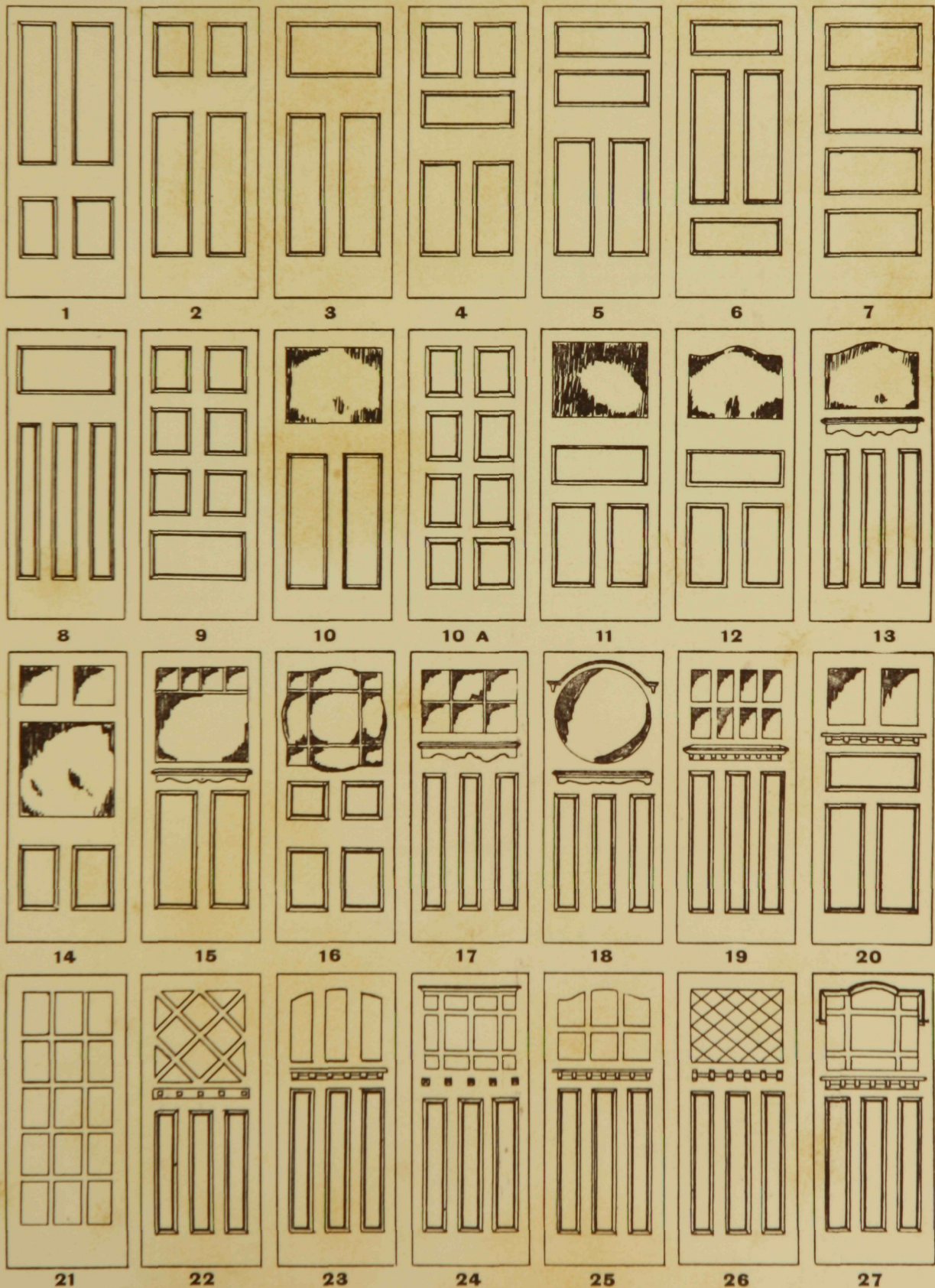
STANDARD PATTERNS OF SWING DOORS.

These do not necessarily swing on double action floor hinges, although this is more the rule than the exception. On occasions it is found more convenient to run doors between double walls on special parlour ball bearing rollers and track, although this considerably increases the cost.



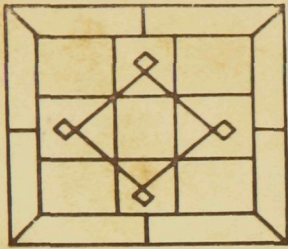
STANDARD PATTERNS OF INTERNAL AND FRONT DOORS.

No. 8 appears to be the internal door used practically over the whole of the State. Being thus standardised to a degree, mass production by many large firms enables this pattern to be put out at a very reasonable figure. The front doors are used in practically all patterns, no one design appearing to be more popular than any other.

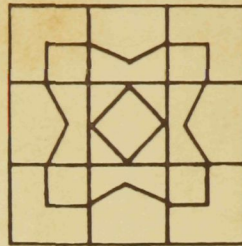


SUGGESTED DESIGNS IN PANEL CEILINGS.

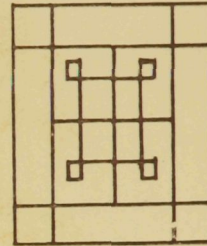
Purely suggestions which allow of three-ply or fibro sheets to be used with a minimum of waste. Numbers 1, 4, 7 and 10 have been designed for 14ft. by 12ft. rooms. Numbers 2, 5, 8 and 11 for 12ft. by 12ft. rooms, and 3, 6, 9 and 12 for 12ft. by 10ft. rooms, as these sizes of rooms appear to be the most popular. Several of these designs may be adapted to almost any size room and perhaps will serve as a basis on which to draw up new designs.



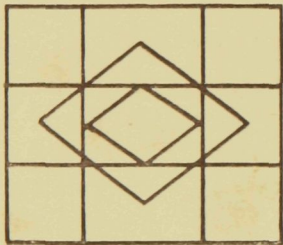
1



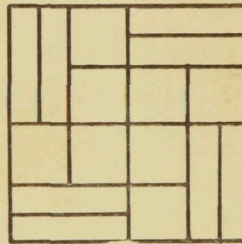
2



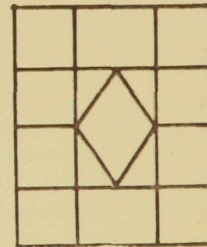
3



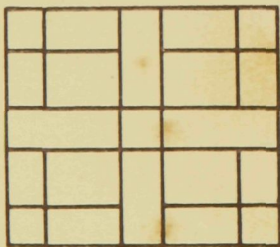
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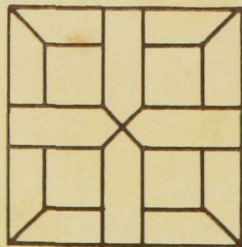
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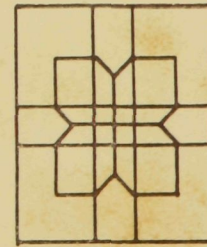
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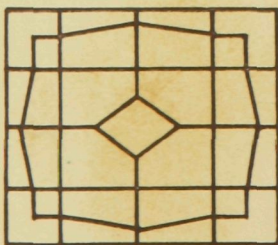
7



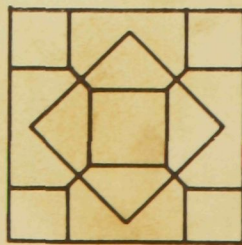
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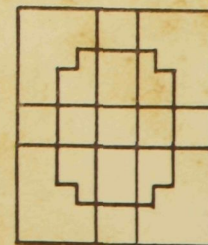
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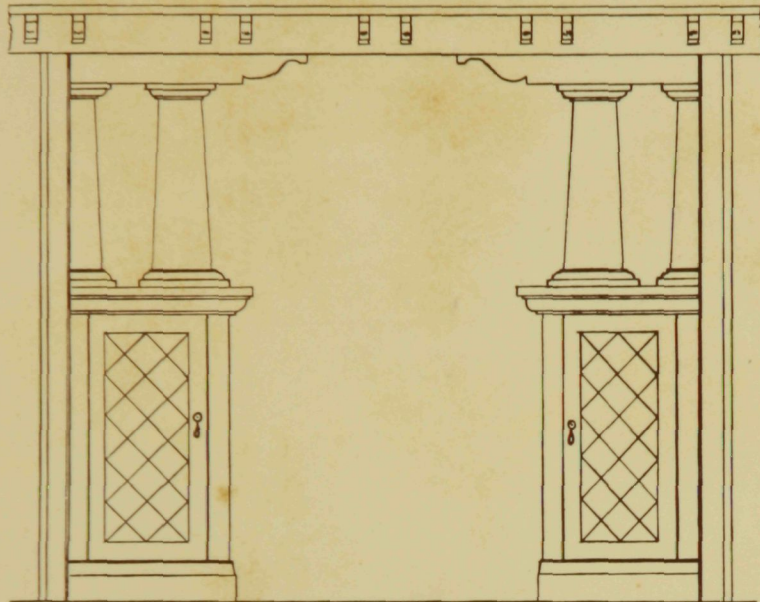
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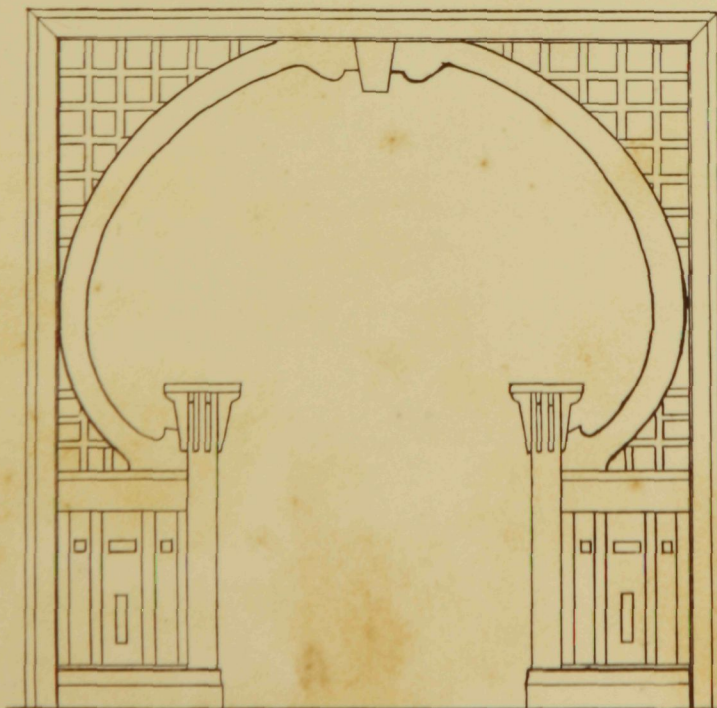
12

SUGGESTED ARCH DESIGNS.

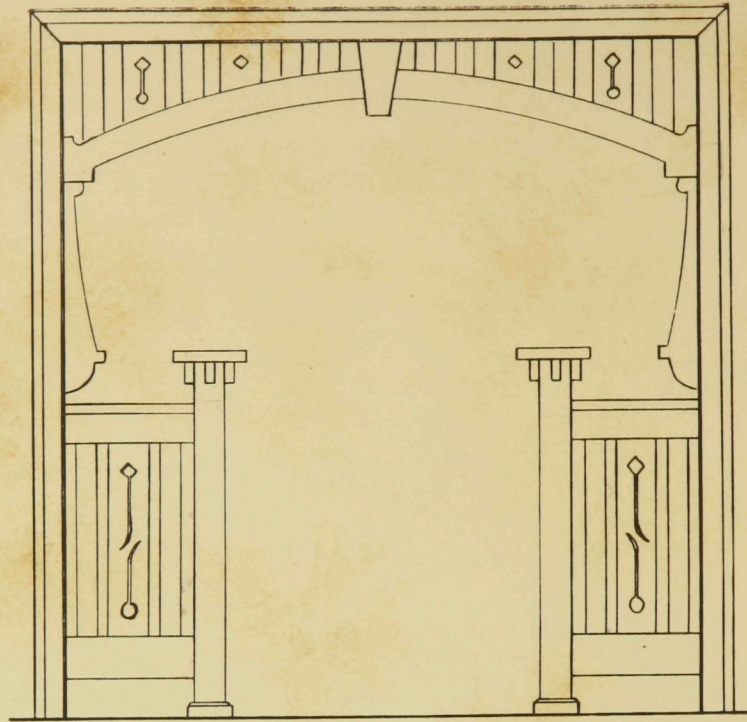
Opinions differ regarding the necessity or otherwise of arches; however, they still retain their popularity in all parts of Queensland. These styles are more or less standard and may be varied to suit individual requirements both as to cost and the general construction.



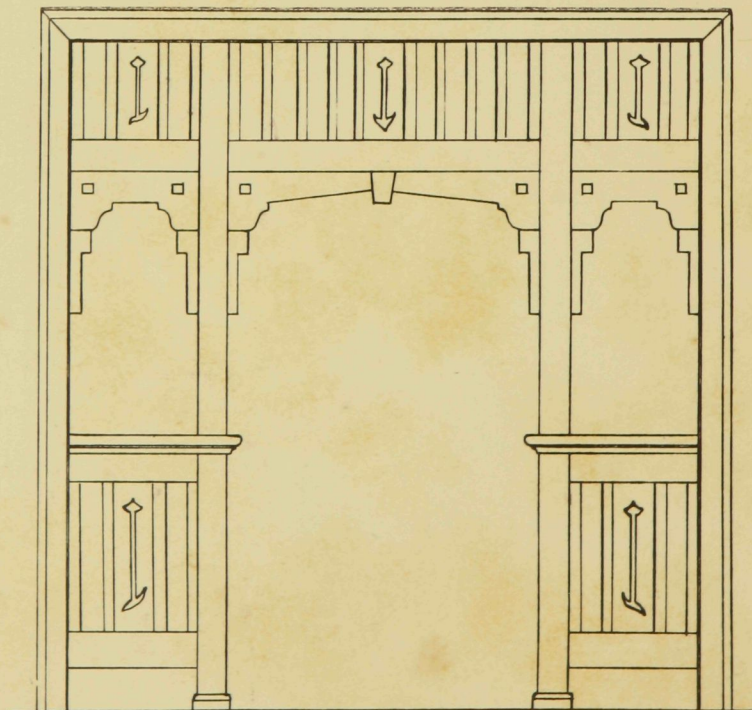
No. 1 or Cabinet



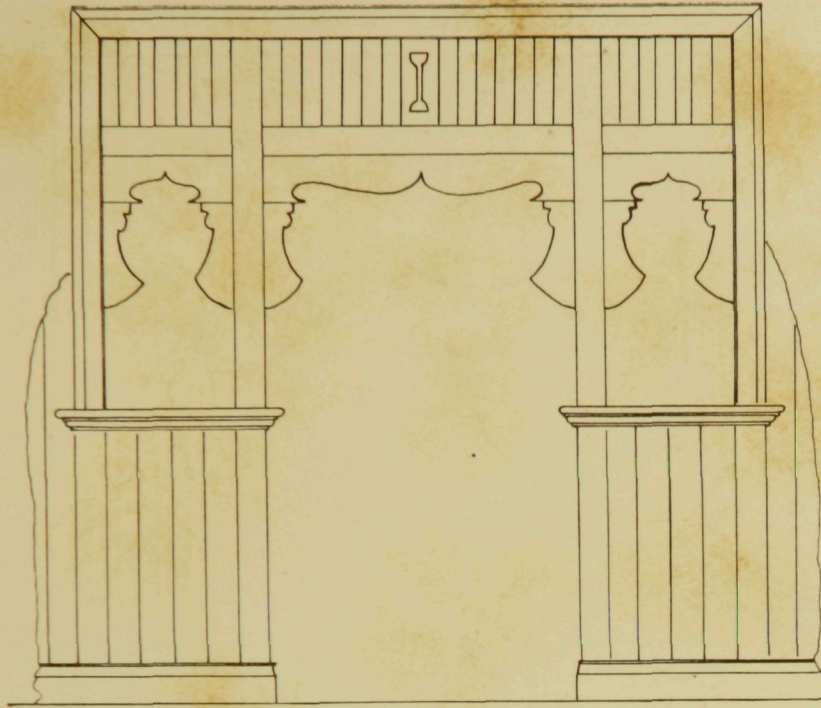
No. 2 or J



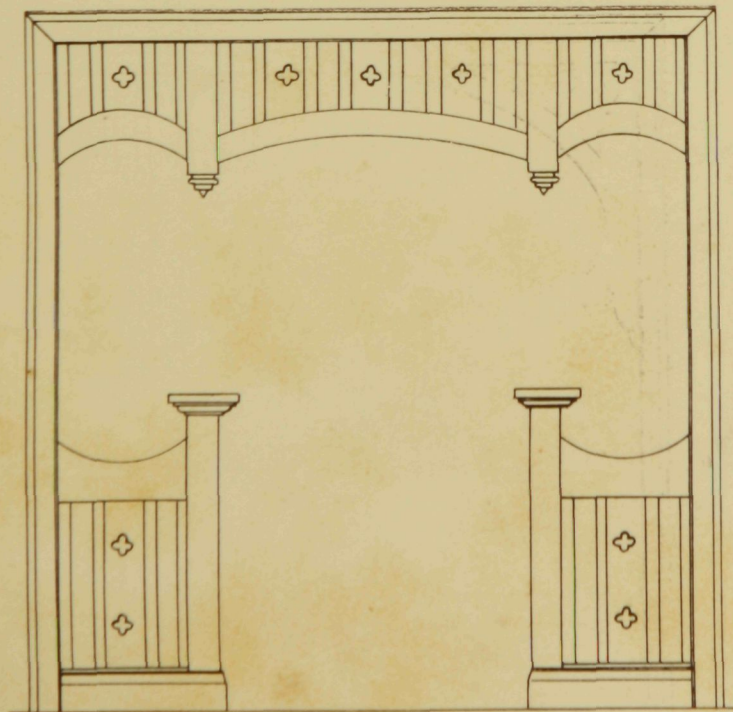
No. 3 or E



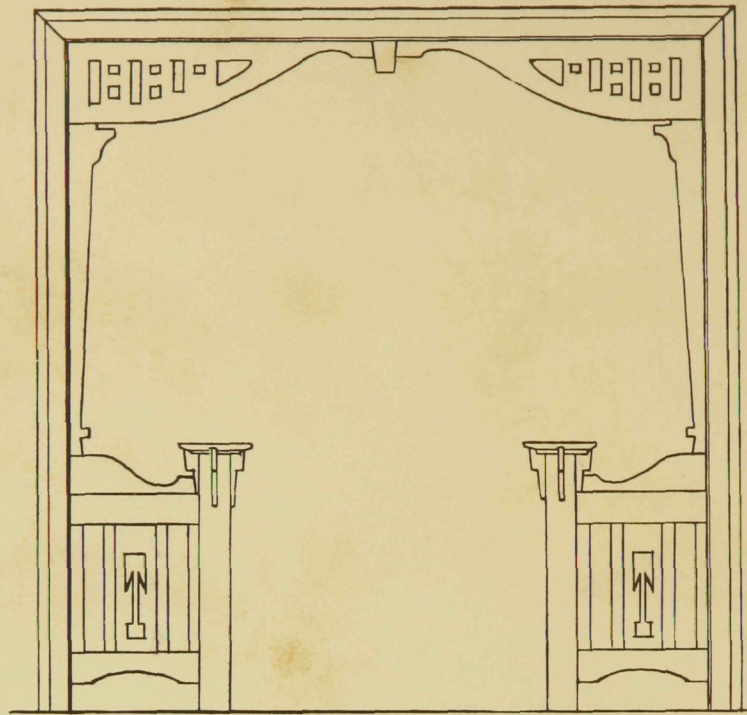
No. 4 or G



No. 5



No. 6



No. 7 or C



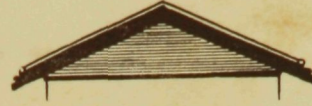
No. 8

SUGGESTED GABLE DESIGNS.

Very often a builder meets with a client who wishes to get away from the usual No. 1 type, and these suggestions are included to enable the builder to meet a client's possible wishes. Note that the barge ends are cut in several styles; these should also have their appeal.



1



2



3



4



5



6



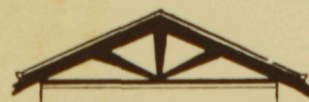
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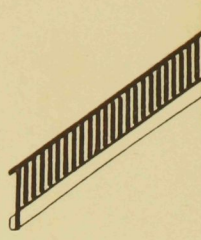
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SUGGESTED STEP RAILING DESIGNS.

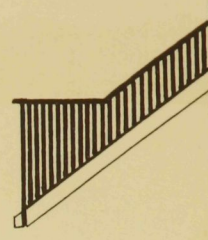
Again it is found that clients may like a certain type of finish to their front steps, but their ideas are often hazy as to the exact type required; these designs will assist a builder in giving his client complete satisfaction.



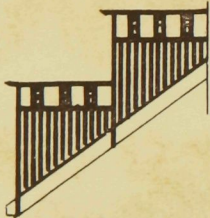
1



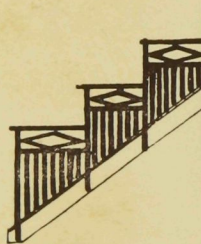
2



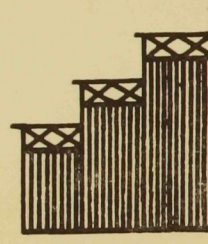
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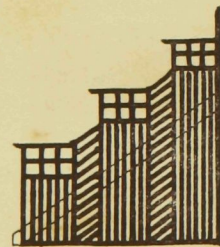
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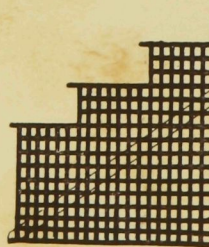
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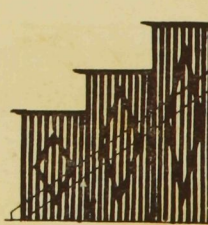
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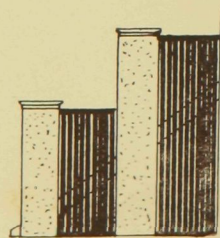
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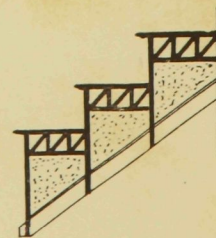
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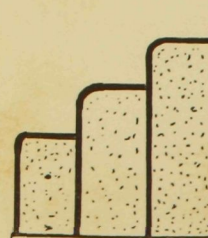
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SUGGESTED DESIGNS IN FRONT FENCES.

Another case of possible hazy ideas regarding fence requirements. The builder with the aid of these usual types will be enabled to suit a client's requirements with a minimum of trouble.



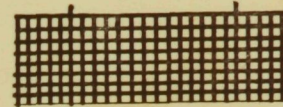
1



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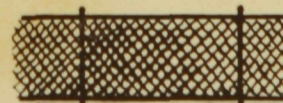
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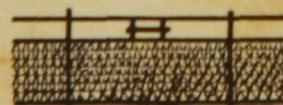
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12

INSTRUCTIONS ON HOW TO MAKE BLUE PRINTS, ETC.

In the first place the quality and clarity of the blue print depends largely upon the kind of paper or linen upon which the plan is drawn. For preference we recommend either a transparent tracing paper or tracing cloth.

In a hot humid climate most users prefer a strong transparent tracing paper which is less affected by atmospheric conditions than tracing cloth. The paper we recommend is our "Solray" No. 104A.

Although it is not essential to draw the plan in Indian ink, a better blue print is obtained from an Indian ink drawing than from a pencil drawing. However, our blue print paper is now of such outstanding quality that pencil tracings give practically perfect blue prints. Again if deciding to use pencil tracings, the pencil used is a big factor, and also the kind of tracing paper. We recommend any of the good quality pencils such as "Turquoise" and "Mars." Our tracing paper, "Solray" No. 104, is the finest tracing paper marketed for using in conjunction with pencil line tracing. It is of clear transparency having a smooth surface (without being greasy) and the pencil does not bite into the paper and cause furred lines. It is, of course, just as suitable and adaptable for ink.

BLUE PRINTING

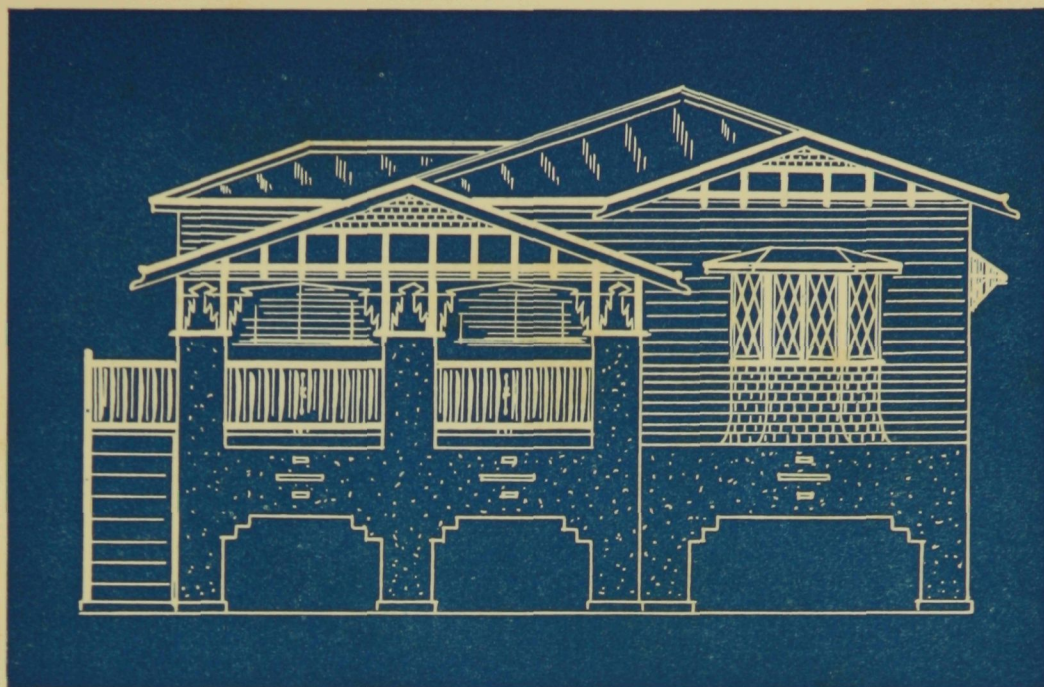
Exposure—from the average transparent **Indian inked** line drawing—approximately 2 minutes in bright sunlight. From the average transparent **pencil** line tracing—approximately 35 to 40 seconds in bright sunlight.

Development.—The print is immersed in water and allowed to wash for three to four minutes.

If the lines are very feint and not a clear white, the print is over-exposed. If the background is a very pale blue, the print is under-exposed. Prints will dry and intensify considerably darker blue than they appear in the bath.

DYE LINE PRINTING

This process is coming into prominence owing to the ease and simplicity in printing and developing. No cumbersome baths are needed for this process like the helio type process. Developing powder is supplied with each roll ordered. From "Oce" dye line paper either black, red or brown lines may be produced on a white background.



Exposure.—This paper only requires approximately 40 seconds' exposure in bright sunlight from an **Indian inked** line transparent tracing.

From a **pencil** line transparent tracing only approximately twenty-five seconds is necessary.

Development.—Although for ease and simplicity in developing a developing machine is an advantage, it is not essential. All that is necessary is to wipe over the exposed surface of the print with a pad of cotton wool steeped in the developing solution mixed as per instructions on the packet. The prints dry within a few minutes and do not have to stand for a considerable time like helio prints. This class of paper enables the print to be easily coloured.

Printing Frame.—The most universal size is 30in. x 22in. This should be made of a light yet durable wood, having plate glass and felt backing and wood slats. We stock numerous standard sizes but outsizes can be made to order. As we specialise in all these classes of goods, we are able to manufacture the most suitable type and also give our guarantee of satisfaction.

Rubbers, etc.—For pencil erasing we recommend a soft durable rubber and for ink erasing we have a special ink eraser which does not erase the surface of the material as well as the ink. For ink lines on tracing cloth we manufacture a special erasing paste.

JOHN OXLEY-LIBRARY
— BRISBANE —

Rulers.—The Armstrong universal scale is of most assistance to builders and contractors being graduated from $\frac{1}{8}$ in. to 3 in. to the foot. We carry complete stocks of drawing office materials such as Tee Squares, Set Squares, Drawing Boards, French Curves, Ruling Pens, Printing Nibs and Pens, "Pelican" Graphos Fountain Pen for Draftsmen, letter guides, waterproof ink, pencils, in fact, everything that is required for drawing plans, etc.

Owing to a standard roll of blue print or dye line paper containing twenty yards, we are at all times willing to supply any part of a roll if your requirements will not allow of using one roll within the course of its life, which is about two to three months. Our life-long experience in these matters is always at your disposal and we will be only too pleased to answer any enquiry or problem which may arise in any of the aforementioned processes, etc.



Commercial Blue Print Company

BLUE PRINT, HELIO AND DYE LINE PRINTERS

(Manufacturers of Sensitized Papers and Linen)

Drawing Office Stationers, Map Mounters & Photo Reductions

Harrington House

212-214 Queen Street

Brisbane

Phones: B 7733
B 6881

Telegraphic Address: Blueprint,
Brisbane.

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— BRISBANE —

Modern Home Finishes

Much has been written over quite a period of the trend of modern building construction, particularly in regard to kitchens, bathrooms and exterior finish.

The following two pages of exterior elevations are some among the many types of finishes being applied to Brisbane Homes, these almost without exception are of a stucco construction with a variety of Texture finishes applied by trowel, brush, spray, hand, etc., to attain the texture desired.

Stucco is becoming increasingly popular by virtue of its heat-resisting qualities, its fine appearance, its cheapness to paint and its lasting qualities, being impervious to decay. Considering that its cost is little more than weatherboards or chamfers it is surprising that its use is not more general outside of Brisbane.

As builders in other Queensland centres become acquainted with the method of construction and the types of textures no doubt there will come a day when its use will be universal throughout the State.

It has been found in practice that stucco applied over Fibro-Cement is more prone to cracks than that applied to birdwire or expanded metal. Expanded metal is not popular at seaside resorts, as it has a tendency to rust in its cement coating if the job is not extra carefully done, and the cost of buying it galvanised makes the cost rather excessive.

Practically all stucco-coated jobs in Brisbane to-day are on $\frac{1}{2}$ in. mesh galvanised birdwire nailed to studs over a stout building paper backing. A thickness of three-quarters of an inch appears to be about the most usual thickness although with crooked studs and the wire not being strained tightly enough it may be found necessary to have a thicker finish than if a good straight wall is desired. It will be noted that apart from the stucco exterior walls that in some cases gables are broadened out and also finished in stucco with possibly an ornamental motif of some description. On some homes gables are cut down to about the half-way with framing and hips to roof. These naturally need to be finished with a tile, or fibro roof as these "cut-downs" are mainly to show off the beauties of the roofing. Gable finishes in shingles or mock-shingles are also popular as they show a direct contrast to the stucco walls.

T H E M O D E R N T R E N D



BEAUTIFUL BRISBANE HOMES



Window shades on stucco houses are now being constructed of stucco on wood framing and as part of the wall, without spouting or roll, and often finished in a top and bottom narrow band of stucco painted a contrasting colour.

Verandahs appear to be losing their appeal, very often the front porch only being retained with openings finished in gothic or curved tops either with stucco over timber or stucco finished against a jamb of specially cut or laminated to suit the curve.

Bay-windows in all their glorious finishes are well to the fore, being finished in stucco, shingles, weatherboards and composite finishes all in plain or variegated colour schemes.

The unsightly blocks which are so usual to the Queensland home are on the outside being gradually eliminated, piers of timber construction covered with stucco taking their place.

The Publishers of this volume feel that Stucco is here to stay and recommend that all Queensland Builders make themselves thoroughly conversant with this type of work.

The previous two pages are actual photographs of Brisbane Stucco-finished Homes and do not exceed a cost of £1000 to build, several costing little more than half of this amount.

Although this type of home is yet greatly in the minority and practically non-existent outside Brisbane, the Publishers felt that this volume would not be complete unless an effort was made to inform Queensland Builders of trend which day by day is becoming more popular and which can be applied to any plan in this publication.

DETACHABLE INFORMATION SHEET.

This sheet is included in volume, to enable a prospective home builder to give the building contractor practically all required information with a minimum of trouble on either side.

- | | | | |
|-----|---|-------------------------|---|
| 1. | Name | | |
| 2. | Address | | |
| 3. | Street in which dwelling is to be built if in town area | | |
| 4. | Does your ground slope? | | |
| 5. | Selected ground plan is number | | |
| 6. | Is elevation satisfactory, if not quote type preferred | | |
| 7. | State height off ground building is required | | |
| 8. | Exterior sheeting to be in | weatherboards |) |
| | | chamfers |) |
| | | fibro |) |
| 9. | Style of front step railings is number | | |
| 10. | Window shades to be | flat type |) |
| | | lean-to |) |
| | | plain iron |) |
| 11. | Gable finish preferred is number | | |
| 12. | Do you require batten arches under front of dwelling? | | |
| 13. | Do you require any further enclosure under dwelling? | | |
| 14. | Do you require a bay window | square type |) |
| | | octagon |) |
| 15. | Lavatory required in | earth closet |) |
| | | sewerage |) |
| | | septic |) |
| 16. | Type of fence required (if any) is number | | |
| 17. | Height between floor and ceiling is | | |
| 18. | Linings and partitions in | v joint |) |
| | | fibro |) |
| | | 3-ply |) |
| 19. | Ceilings required panelled in | fibro |) |
| | | 3-ply |) |
| | | v joint |) |
| 20. | In how many rooms do you require | skirtings | |
| | | architraves | |
| | | picture rails | |
| | | cornace | |
| 21. | Type of joinery required in | french lights | |
| | | front door | |
| | | internal doors | |
| | | casements | |
| 22. | Openings to stove recess are | fanlights |) |
| | | sashes |) |
| 23. | Opening above front steps in | louvre doors |) |
| | | lattice doors |) |
| | | glassed doors |) |
| 24. | Type of internal arch required in number | | |
| 25. | Electric Light (number of points) | light | |
| | | power | |
| 26. | Do you require | bath | |
| | | basin | |
| | | sink | |
| | | concrete wash tubs | |
| | | water from Council main | |
| | | tank and stand (state | |
| | | size) | |
| 27. | Walls around bath are to be lined with | plain iron |) |
| | | fibro |) |
| | | tilux |) |
| | | velotile |) |
| 28. | Roof to be sheeted with | 26-gauge | |
| | | corrugated iron |) |
| | | 24-gauge | |
| | | corrugated iron |) |
| | | fibro in red or grey |) |
| 29. | Painting (exterior, interior or both) | | |

DETACHABLE INFORMATION SHEET.

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1. Name	
2. Address	
3. Street in which dwelling is to be built if in town area	
4. Does your ground slope?	
5. Selected ground plan is number	
6. Is elevation satisfactory, if not quote type preferred	
7. State height off ground building is required	
8. Exterior sheeting to be in	weatherboards)
	chamfers)
	fibro)
9. Style of front step railings is number	
10. Window shades to be	flat type)
	lean-to)
	plain iron)
11. Gable finish preferred is number	
12. Do you require batten arches under front of dwelling?	
13. Do you require any further enclosure under dwelling?	
14. Do you require a bay window	square type)
	octagen)
15. Lavatory required in	earth closet)
	sewerage)
	septic)
16. Type of fence required (if any) is number	
17. Height between floor and ceiling is	
18. Linings and partitions in	v joint)
	fibro)
	3-ply)
19. Ceilings required panelled in	fibro)
	3-ply)
	v joint)
20. In how many rooms do you require	skirtings
	architraves
	picture rails
	cornace
21. Type of joinery required in	french lights
	front door
	internal doors
	casements
22. Openings to stove recess are	fanlights)
	sashes)
23. Opening above front steps in	louvre doors)
	lattice doors)
	glassed doors)
24. Type of internal arch required in number	
25. Electric Light (number of points)	light
	power
26. Do you require	bath
	basin
	sink
	concrete wash tubs
	water from Council main tank and stand (state size)
27. Walls around bath are to be lined with	plain iron)
	fibro)
	tilux)
	velotile)
28. Roof to be sheeted with	26-gauge
	corrugated iron)
	24-gauge
	corrugated iron)
	fibro in red or grey)
29. Painting (exterior, interior or both)	

Memoranda

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